

## Sutton Court Road, Sutton, SM1 4FF

Every now and again a property comes to market that really is the pinnacle of it's type, a one of a kind home that is truly remarkable, with Leben Court being one such example. Set within a highly coveted and convenient development, this one bedroom, ground floor, purpose built apartment has been appointed to the highest standard, offering an unrivalled multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living/dining room provides a tranquil setting, with it's large proportions and private outlook due to the one-way privacy glass. When things are a little bit more social, there's space for a dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious! The bathroom is a phenomenal space to relax in after a hard day at work, even boasting a separate shower, along with the bedroom being just so beautiful, with generous dimensions, large windows and an integrated wardrobe. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with gated allocated parking, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heals in love!



#### RAISED GROUND FLOOR

Hallway

Living/Dining Room/Kitchen 28'4 x 15' maximum (8.64m x 4.57m maximum)

Bedroom 17'5 x 9'5 maximum (5.31m x 2.87m maximum)

Bathroom 10'7 x 6'4 (3.23m x 1.93m)

**OUTSIDE** 

Gated Allocated Parking



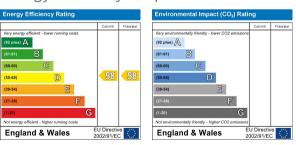
### Area Map



#### Floor Plan



# Energy Efficiency Graph



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