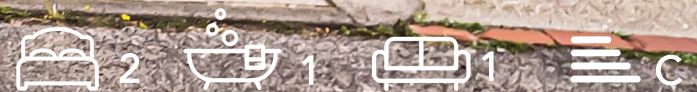


# Butler's

thoughtful estate agency



Dorset Road  
Sutton, SM2 6NG  
Guide price £325,000





# Dorset Road, Sutton, SM2 6NG

GUIDE PRICE £325,000 - £340,000 If you are looking to buy an upmarket apartment in a prestigious, landmark development, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Sandringham Court just ticks so many boxes. Being positioned within an attractive, modern building, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such fantastic place to live. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the sumptuous lounge really is a great space, with enough room to not just relax in, but also to dine comfortably. When this happens and you offer your friends to spend the night, the second double bedroom will certainly be of benefit, and is a room you can also set up an office in if you work from home. So, what about location? Well, you really are in arguably the the most sought after area in Sutton for apartment living, being set on the borders of Belmont, South Sutton & Cheam, also being centrally located and is only a short walk into town, with a vast selection of shopping facilities, restaurants and bars, with Belmont & Sutton Mainline station whizzing you up into town in under half an hour. So, downsides? Well, if you consider the property also has allocated parking, we're struggling to find any!



## GROUND FLOOR

Reception Room  
18'11 x 12'2 (5.77m x 3.71m)

Kitchen  
9'11 x 8'5 (3.02m x 2.57m)

Bedroom  
14'6 x 11'5 (4.42m x 3.48m)

Bedroom  
11'11 x 10'5 maximum (3.63m x 3.18m maximum)

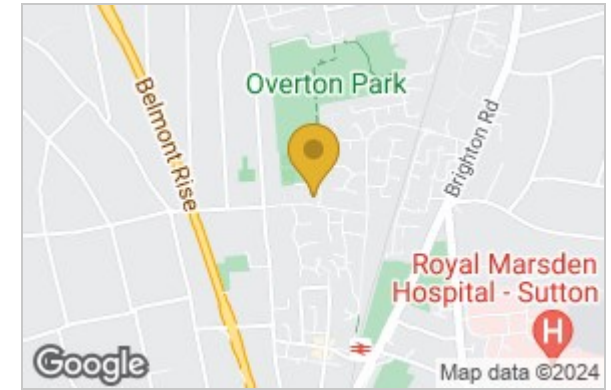
Bathroom

OUTSIDE

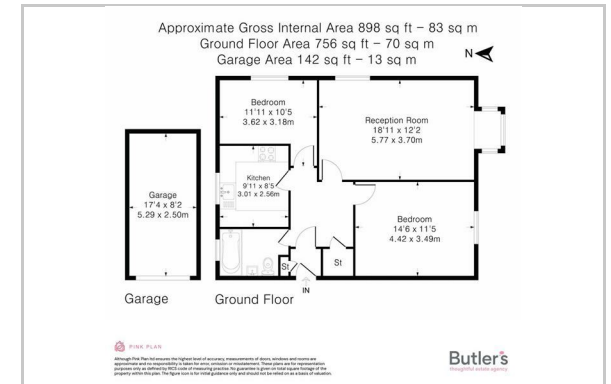
Allocated Parking

Communal Grounds

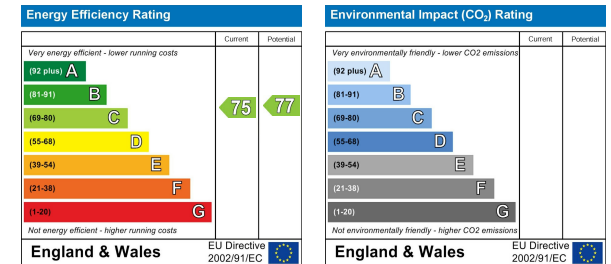
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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