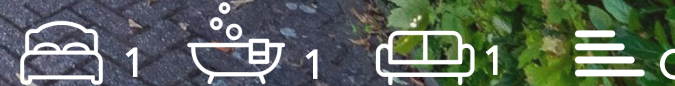




85 Mulgrave Road  
Sutton, SM2 6LR  
Offers over £235,000

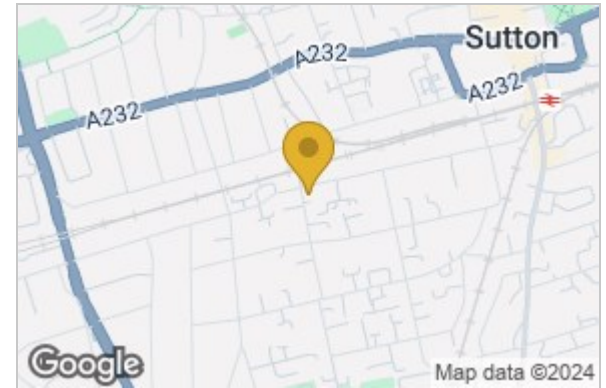




# 85 Mulgrave Road, Sutton, SM2 6LR

NO CHAIN! Located in a central and sought after block in South Sutton, this refreshed one bedroom ground floor apartment really is the pinnacle of it's type in the area. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this well regarded development is also one which is well looked after. What's more, the property is offered in great condition inside, with a modern kitchen that has a good amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a spacious bedroom with integrated wardrobes and bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining table. On the outside the property boasts allocated parking and as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour.

## Area Map



### GROUND FLOOR

Hallway

Living/Dining Room  
16'11 x 10'1 (5.16m x 3.07m)

Kitchen  
8'4 x 5'10 (2.54m x 1.78m)

Bedroom  
11'5 x 8'11 maximum (3.48m x 2.72m maximum)

Bathroom  
6'5 x 5'10 (1.96m x 1.78m)

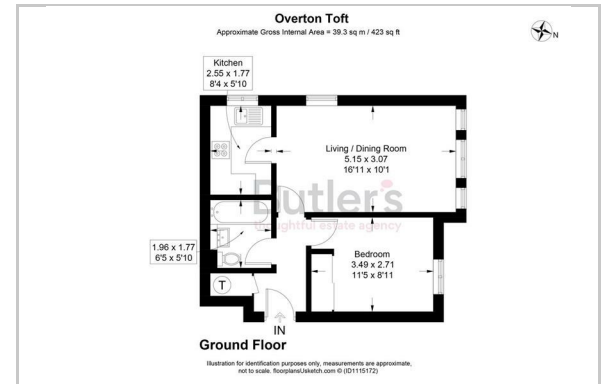
### OUTSIDE

Allocated Parking

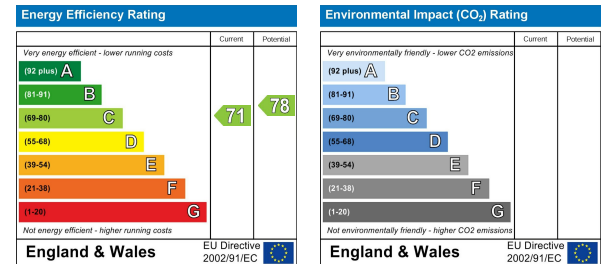
Communal Grounds



## 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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