

Butler's

thoughtful estate agency



Sutton Court Road Sutton, SM1 4FF

GUIDE PRICE £ 290,000 - £300,000 Every now and again a property comes to market that really is the pinnacle of its 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, second 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 its large proportions and elevated views. 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 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, 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 allocated parking and no onward chain, we urge you to do one thing and book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!

Guide price £290,000

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- GUIDE PRICE £ 290,000 - £300,000
- Prestigious block
- Double bedroom with fitted wardrobe
- Spacious one bedroom apartment
- Secure underground parking
- Large open plan living/dining/kitchen area
- NO ONWARD CHAIN
- Very close to Sutton mainline station & high street

SECOND FLOOR

Hallway

Living / Dining Room / Kitchen

24'8 x 13'10 (7.52m x 4.22m)

Bedroom

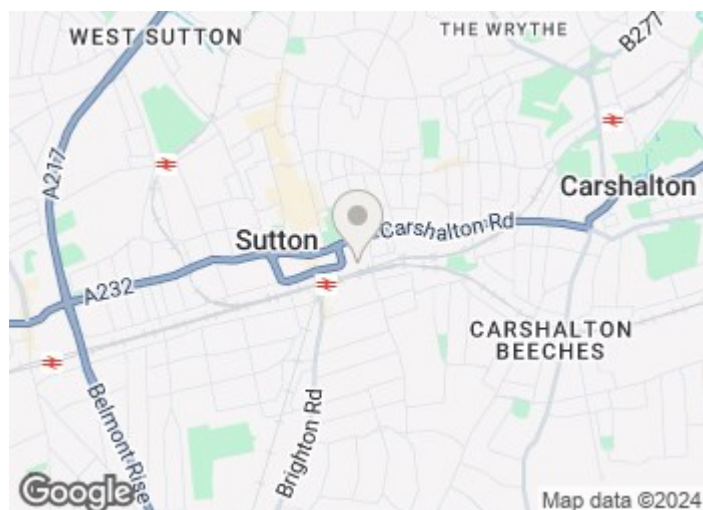
13'11x10'07 (4.24mx3.23m)

Bathroom

6'9x6'3 (2.06mx1.91m)

OUTSIDE

Gated underground parking



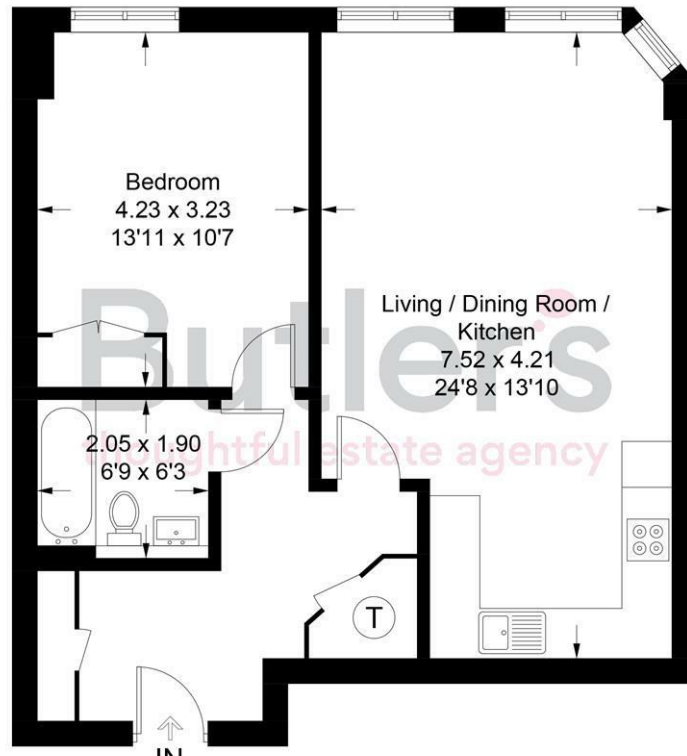
Directions



Floor Plan

Leben Court

Approximate Gross Internal Area = 58.9 sq m / 634 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123623)

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