

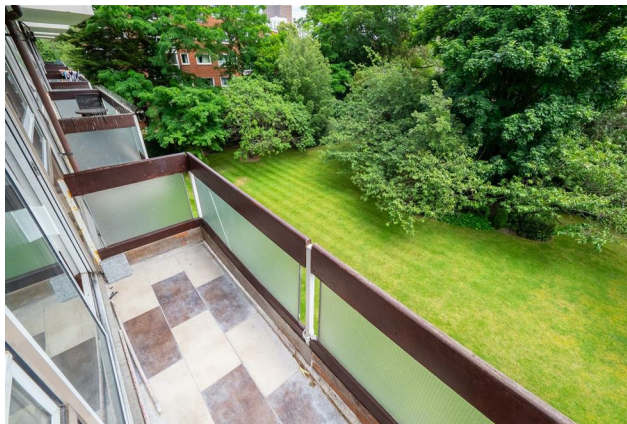


Grange Vale
Sutton, SM2 5BY
Guide price £200,000



Grange Vale, Sutton, SM2 5BY

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY. Located within a highly coveted and convenient South Sutton position, this 2-bedroom, split level, purpose-built apartment is a fantastic investment opportunity, offering an excellent multi-purpose space that has a huge amount of potential. Internally, the living/dining room is the largest room in the property and located on the third floor, offering areas for relaxing, working and even dining, with direct access out onto a private balcony and has views over the communal grounds. Running adjacent, the spacious kitchen really is a well thought out space that uses every square inch efficiently for you to prepare your evening meals. So, what about the rest of the property? You actually enter the property on the lower level located on the second floor, with 2 well-proportioned bedrooms and the master bedroom even coming with the added benefit of having integrated storage. All of the main rooms are flooded with light as you are elevated, also boasting large windows. Outside you'll also appreciate the garage and spacious communal garden accessed from outside property. So, we urge you to do one thing a book a viewing as there really is no compromise here compared to other properties in this price range, especially as you are only a short walk to Sutton mainline station and excellent amenities in the high street.



SECOND FLOOR

Hallway

Bedroom

12'7 x 11'9 maximum (3.84m x 3.58m maximum)

Bedroom

11'9 x 7'10 maximum (3.58m x 2.39m maximum)

THIRD FLOOR

Landing

Living/Dining Room

16'4 x 12'5 (4.98m x 3.78m)

Kitchen

12'8 x 6' (3.86m x 1.83m)

Bathroom

7'1 x 5'9 (2.16m x 1.75m)

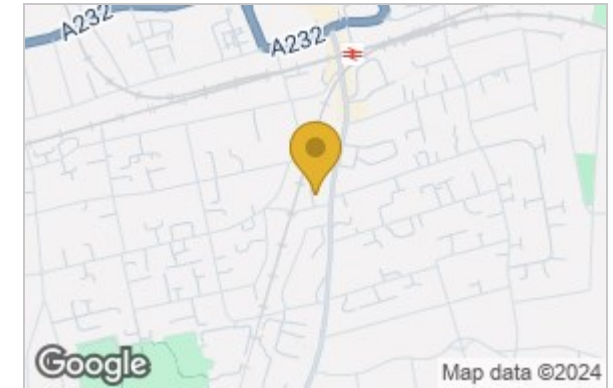
OUTSIDE

Private Balcony

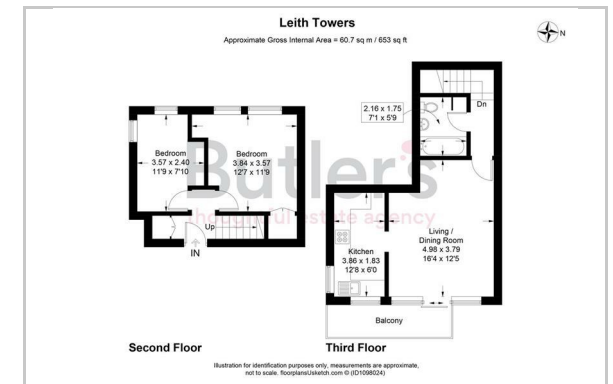
Garage En-Bloc

Communal Grounds

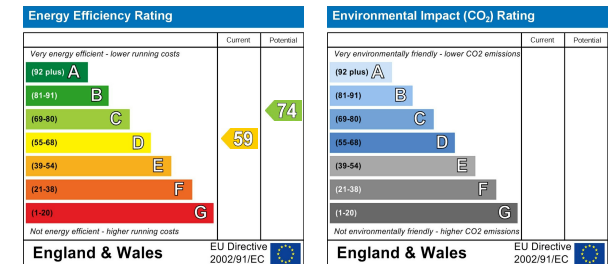
Area Map



Floor Plan



Energy Efficiency Graph



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