



Relko Gardens
Sutton, SM1 4TJ

Guide price £230,000



Relko Gardens, Sutton, SM1 4TJ

GUIDE PRICE £230,000 - £240,000 Nestled in a prominent and coveted position in Sutton, this spacious one bedroom second floor apartment offers just so much in this price range. It really 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 is a well regarded development is incredibly well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain and in great condition inside, with a well appointed kitchen/breakfast room that has a fabulous amount of workspace for you to really cook up a storm in! This generous sizes are consistent throughout, with a fantastic bedroom that has amazing views across London, also boasting an integrated wardrobe, with the bathroom serving 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 area. Being on the second floor, you also benefit from fantastic views to the front thanks to the large windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a great selection of shops, restaurants and bars, with easy access to Sutton Mainline station, whizzing you up to London in under half an hour. The final piece of the jigsaw comes by way of a garage, a fantastic benefit for the lucky new owner!



SECOND FLOOR

Hallway

Living/Dining Room
18'3 x 10'9 (5.56m x 3.28m)

Kitchen/Breakfast room
11'11 x 6'8 (3.63m x 2.03m)

Bedroom
15'1 x 10'8 (4.60m x 3.25m)

Bathroom
6'8 x 6'4 (2.03m x 1.93m)

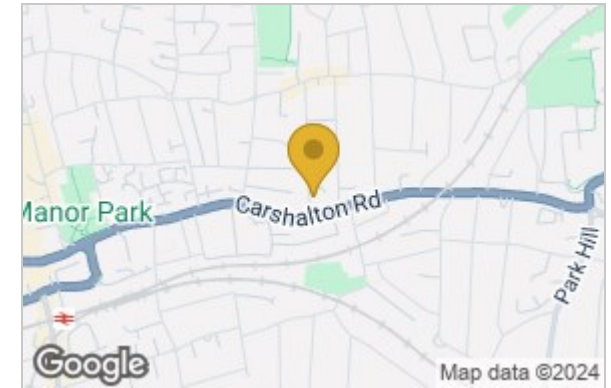
OUTSIDE

Garage En-Bloc

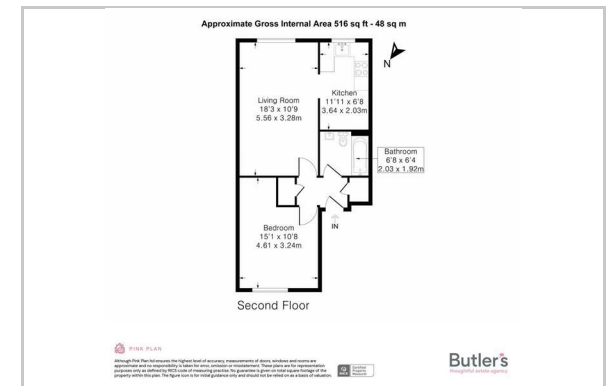
Communal Grounds



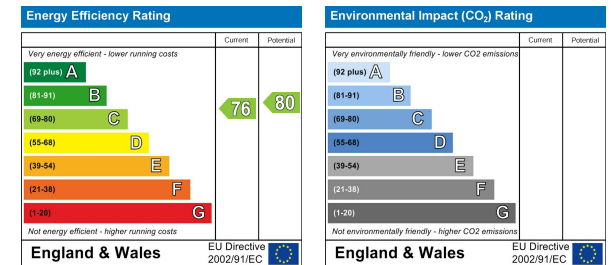
Area Map



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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk