

Butler's

thoughtful estate agency



Albion Road
Sutton, SM2 5TF

Offers in the region of £450,000



Albion Road

Sutton, SM2 5TF

A MUST VIEW - INCREDIBLE DUPLEX APARTMENT - NO CHAIN! This is a rare opportunity to own a totally unique, split-level 2 double bedroom apartment that feels just like a house.

At Springwell Manor you are positioned in a modern development, set in a coveted location in South Sutton, being close to amazing local amenities, schooling and transport links, getting you into town in under half an hour.

This is a truly amazing and rarely available home that offers unrivalled accommodation - and really is a one off in the area. Split over two floors, there is space in abundance, all being offered in excellent condition that means that you move in and start to enjoy immediately.

All the rooms are incredibly well-proportioned and offer a huge amount of flexibility for you to have a setup that suits your own lifestyle or circumstance.

On the lower floor you have a fabulous modern kitchen, which is a place you can stretch your culinary skills, having been sumptuously appointed with a large amount of worksurfaces and high end appliances. The living/dining room is found at the opposite side of the property and also stunning, having excellent entertaining space, with both these rooms being able to accommodate a dining area. On the upper level, there are two generous double bedrooms with integrated wardrobes and a master boasting a modern en-suite shower room. A large family bathroom runs adjacent, serving this upper level - with a cloakroom serving the lower rooms.

On the outside, you'll also be overjoyed to find secure gated allocated parking, garage and lovely communal grounds reaching around the building.





FIRST FLOOR

Hallway

Living/Dining Room
19'8 x 13'1 (5.99m x 3.99m)

Kitchen
14'9 x 13'1 (4.50m x 3.99m)

Cloakroom
5'3 x 4'6 (1.60m x 1.37m)

SECOND FLOOR

Landing

Master Bedroom
19'7 x 13'1 (5.97m x 3.99m)

En-Suite
6'4 x 5'3 (1.93m x 1.60m)

Bedroom
14'5 x 13'1 (4.39m x 3.99m)

Bathroom
7'9 x 7'5 (2.36m x 2.26m)

OUTSIDE

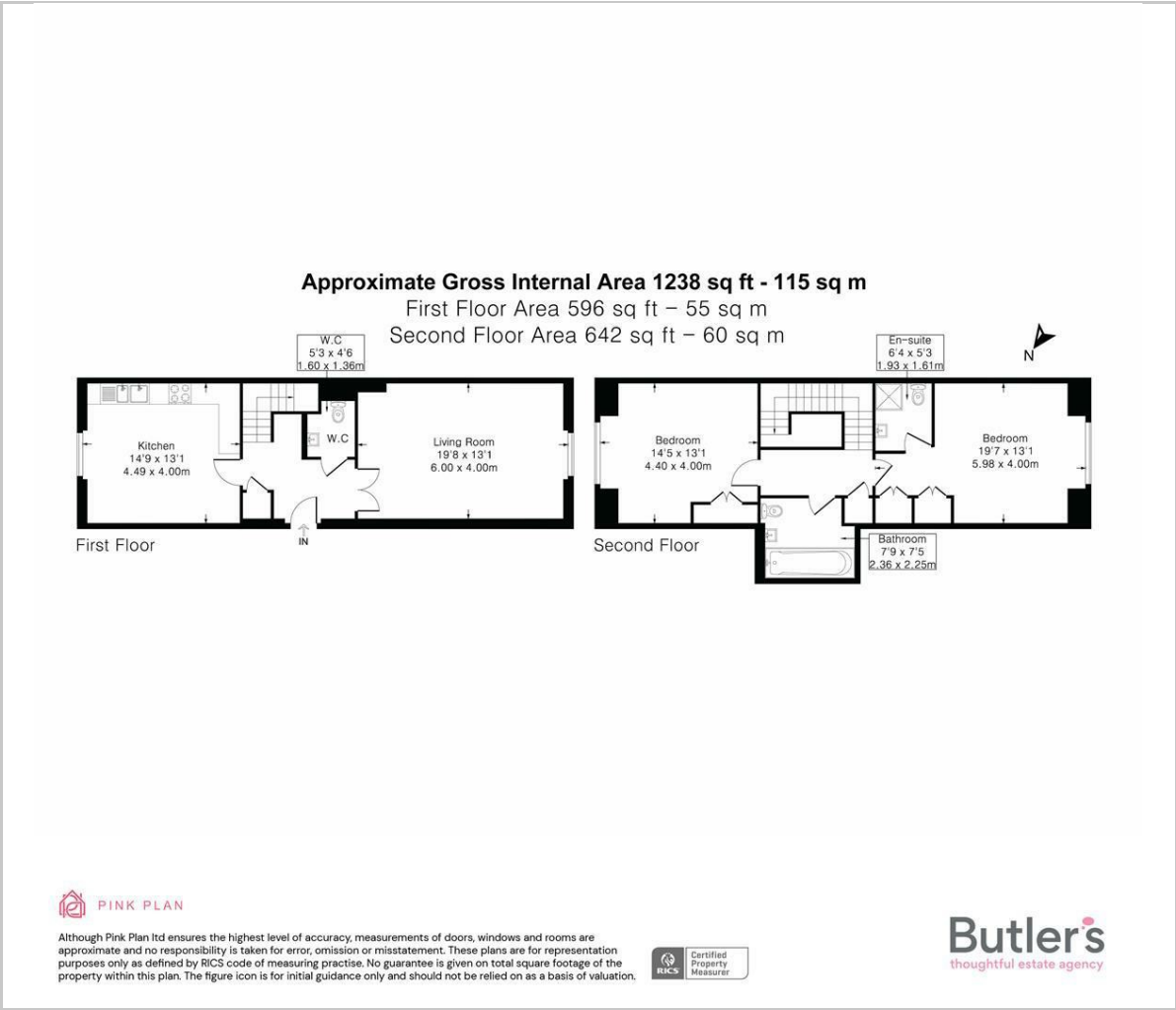
Gated Allocated Parking

Garage

Communal Grounds



Floor Plan

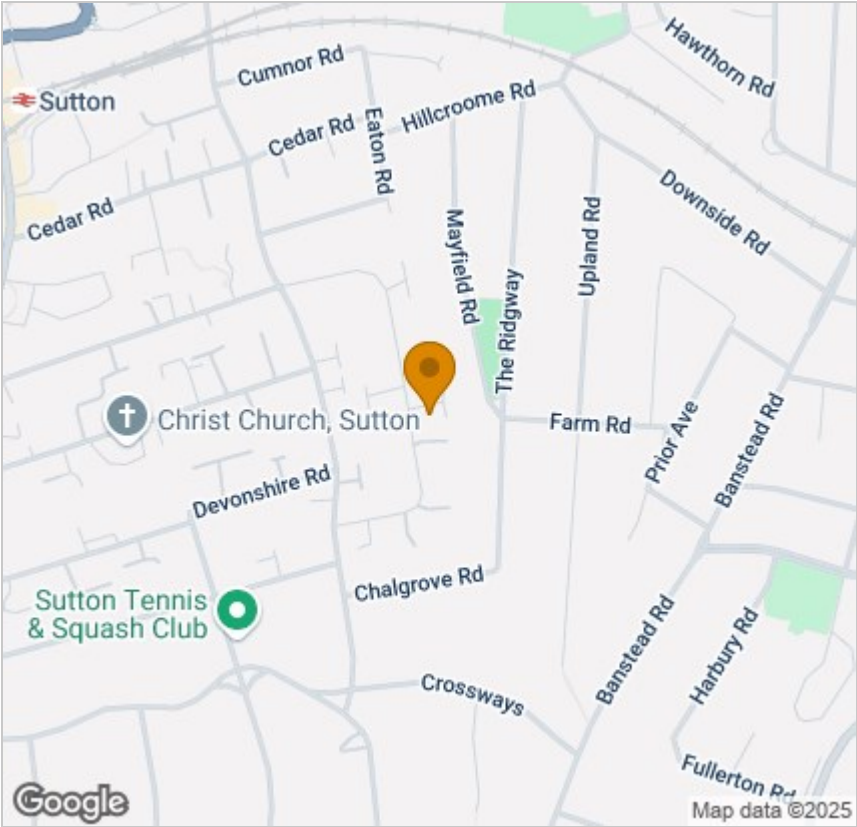


Viewing

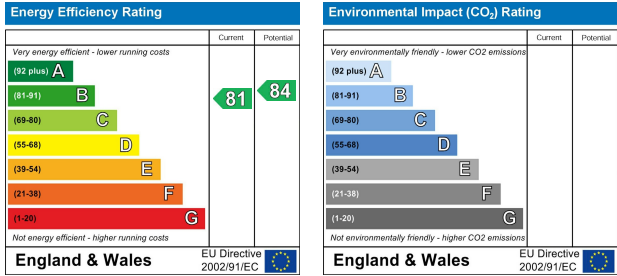
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.