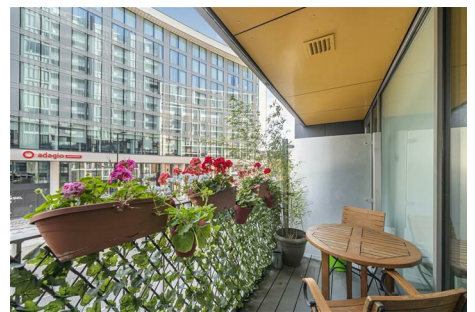


Butler's

thoughtful estate agency



Sutton Court Road Sutton, SM1 4FG

Located in a desirable, recently built development in the centre of town, next to Sutton mainline train station and the high street, this one bedroom, first floor, purpose built apartment is offered in great condition throughout, having been appointed to the wonderful standard, offering a fantastic 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 room area provides a tranquil setting, with it's good proportions and elevated views that feel like you are in a more central London spot. When things are a little bit more social, there's also space for a small 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? The bathroom is a lovely space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom having large windows and space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day. As the apartment also comes with a generous private balcony accessed from inside property, we urge you to do one thing a 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!

Offers over £260,000

Sutton Court Road

Sutton, SM1 4FG



- Modern one bedroom purpose built apartment
- Spacious open plan living area
- Centrally located in a coveted modern block
- Excellent internal order
- Modern kitchen & bathroom
- Next to Sutton mainline station and high street
- Large private balcony
- First floor, lift serviced

FIRST FLOOR

Hallway

Kitchen/Living/Dining Room

25'3 x 12'8 (7.70m x 3.86m)

Bedroom

15'9 x 10'2 maximum (4.80m x 3.10m maximum)

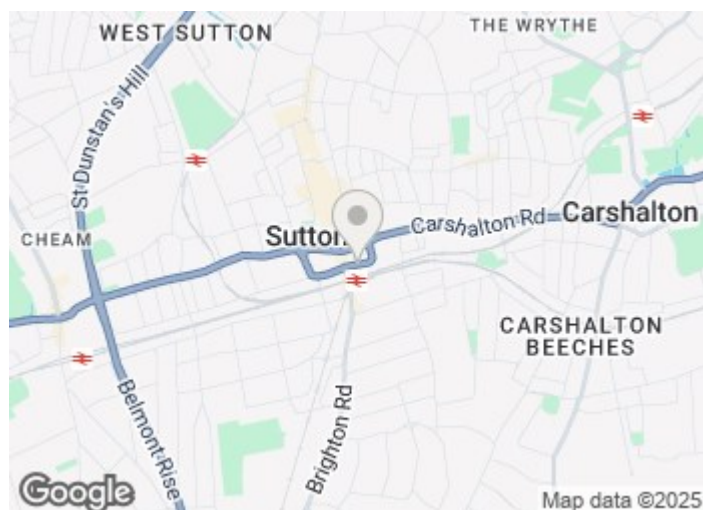
Bathroom

8'2 x 7'3 (2.49m x 2.21m)

OUTSIDE

Balcony

10'2 x 4'4 (3.10m x 1.32m)



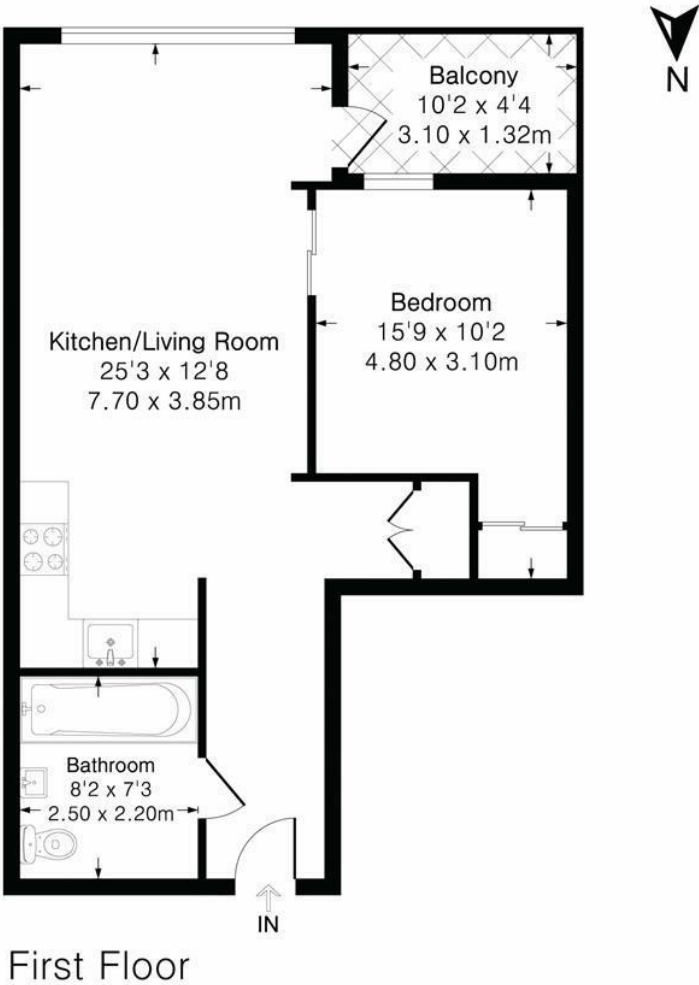
Directions





Floor Plan

Approximate Gross Internal Area 573 sq ft - 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

