



ASHLEIGH FLETCHER

POWERED BY  
**exp** <sup>UK</sup>

Sutton, Surrey

📞 020 8089 5566



**Situated within a sought-after development in Sutton, this beautifully presented two-bedroom apartment blends contemporary living with comfort and convenience.**

Owned by the same family since 1971, it has been meticulously maintained and upgraded, making it a standout choice for professionals, investors, downsizers, and small families alike.

**Inside, the property features a spacious lounge bathed in natural light, creating an inviting space for both relaxation and entertaining.**

The well-appointed kitchen includes ample room for a four-person breakfast table and features premium Miele appliances, including a washing machine, tumble dryer, fridge, and freezer—combining practicality with style. Over the last few years, the carpets, boiler, and radiators have all been replaced, ensuring modern comfort throughout.

**The luxurious bathroom is a true highlight, boasting a double-ended bath with two shower attachments, dual wash hand basins, and plenty of built-in storage—perfect for busy mornings or relaxing evenings.**

The property further benefits from allocated parking, full double glazing, and beautifully maintained communal gardens that provide a peaceful outdoor retreat.

**Positioned just 0.4 miles from Sutton town centre, you'll find an array of shops, cafés, and restaurants right on your doorstep.**

For commuters, Sutton train station (0.6 miles) provides direct services to London Bridge and Victoria in as little as 30 minutes. Families will appreciate the excellent local schools, including Sutton Grammar School (0.7 miles) and St Philomena's Catholic High School (1 mile).



**With a brand-new lease and a location that perfectly balances tranquillity and connectivity, this apartment is more than a home—it's an opportunity to embrace an exceptional lifestyle or make a savvy investment.**

**Arrange your viewing today to discover all the charm and convenience this property has to offer!**

**Council Tax Band: C**







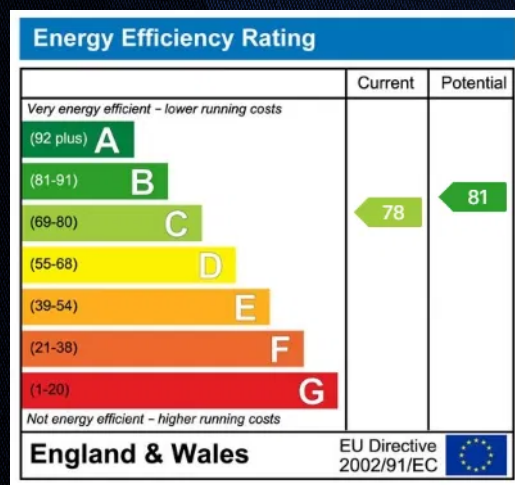


Thinking of Moving?



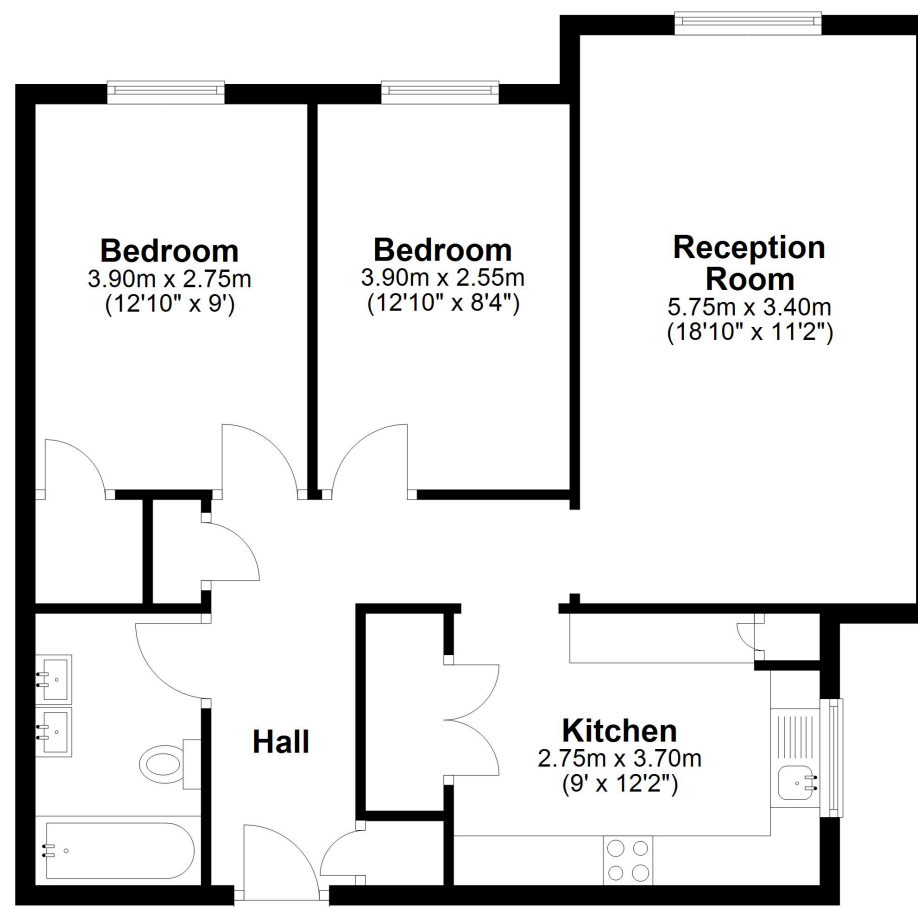
BOOK NOW

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## First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

Measurements are to be used as a guide only and are not guaranteed to accurate and should not be used to make any formal decisions.

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