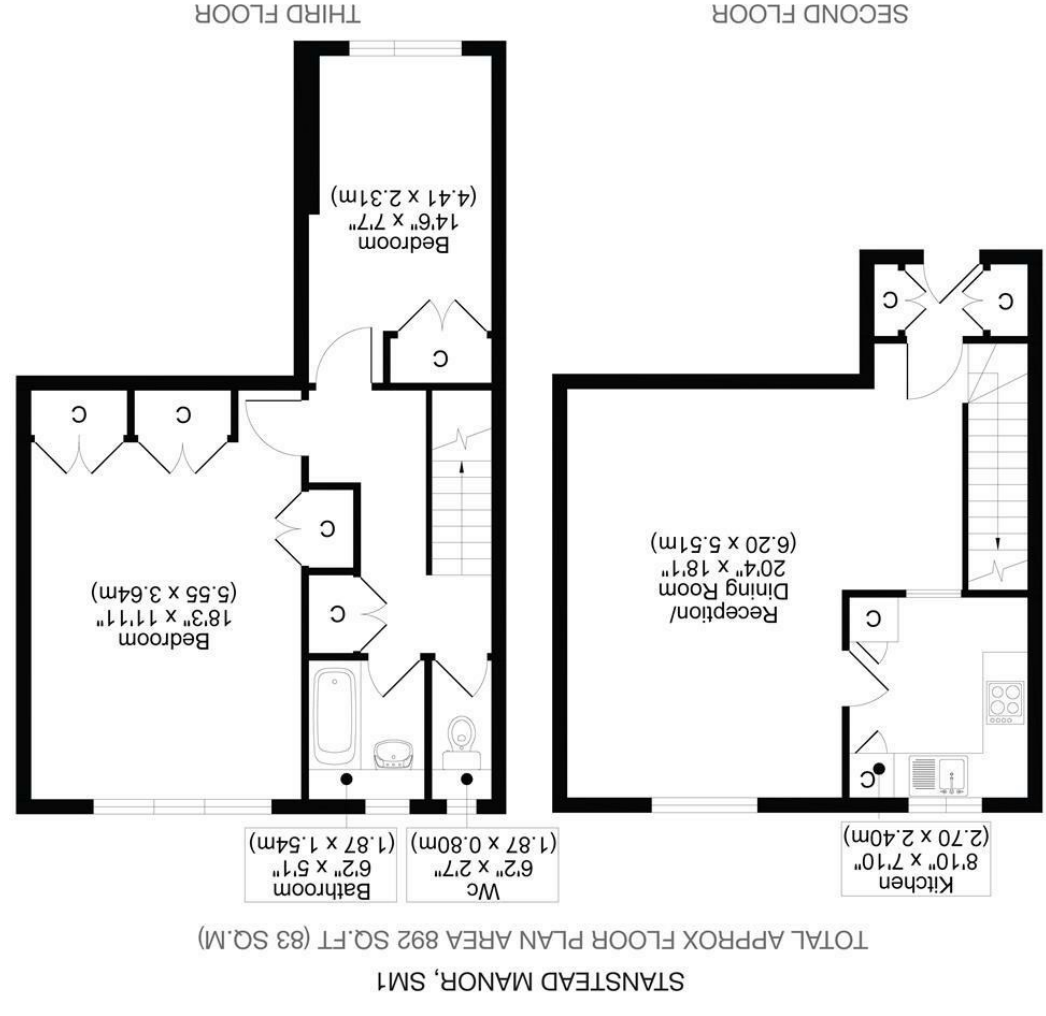


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT CONVENIENTLY SITUATED IN A HIGHLY POPULAR LOCATION CLOSE TO THE HEART OF SUTTON.

ON THE FIRST LEVEL OF THIS APARTMENT, YOU WILL FIND AN ENTRANCE AREA WITH FITTED STORAGE, A LARGE LOUNGE WITH DINING AREA AND A SEPARATE FITTED KITCHEN. HEADING UPSTAIRS YOU WILL FIND YOUR TWO DOUBLE BEDROOMS WITH FITTED WARDROBES TO BOTH, A FAMILY BATHROOM WITH SHOWER OVER BATH AND SEPARATE W/C.

AS WELL AS ALL THE ABOVE THE PROPERTY BENEFITS FROM BEING JUST A SHORT WALK TO BOTH SUTTON STATION, SUTTON HIGH STREET AND LOCAL SCHOOLS MAKING IT THE PERFECT LOCATION FOR COMMUTERS OR FAMILIES.

ADDITIONAL BENEFITS INCLUDE FITTED STORAGE THROUGHOUT, DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, PRIVATE GARAGE, AND A PARKING SPACE.

LEASE: 130 YEARS REMAINING  
GROUND RENT: N/A  
SERVICE CHARGE: £1500 PA  
DETAILS PROVIDED BY VENDOR

- TWO DOUBLE BEDROOMS
- SPLIT LEVEL FLAT
- GARAGE AND PARKING SPACE
- EPC RATING D
- COUNCIL TAX BAND D

