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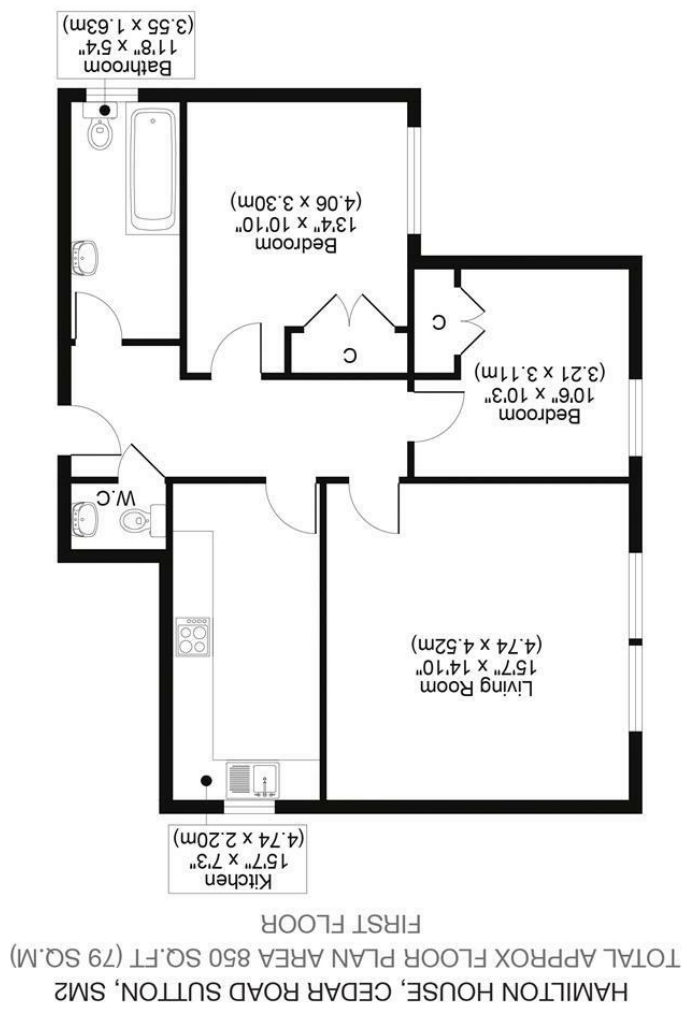
RICS

The Property Ombudsman

CHRISTIES

optica
 MEDA
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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.



CHRISTIES



17 CEDAR ROAD, SUTTON SM2 5DA

OFFERS IN THE REGION OF £375,000

WELCOME TO HAMILTON HOUSE, SUTTON - A CHARMING FIRST-FLOOR FLAT THAT COULD BE YOUR NEXT DREAM HOME! THIS DELIGHTFUL PROPERTY BOASTS A LARGE RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO LOVELY DOUBLE BEDROOMS, THERE'S PLENTY OF SPACE FOR A SMALL FAMILY OR GUESTS TO STAY OVER. THE BATHROOM IS CONVENIENTLY LOCATED FOR EASY ACCESS FROM BOTH BEDROOMS.

SITUATED IN A PRIME LOCATION IN SUTTON, THIS FLAT OFFERS EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, MAKING IT IDEAL FOR THOSE SEEKING CONVENIENCE AND A VIBRANT COMMUNITY.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PARKING SPACE AVAILABLE FOR ONE VEHICLE, ENSURING YOU NEVER HAVE TO WORRY ABOUT FINDING A SPOT AFTER A LONG DAY.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS LOVELY FLAT YOUR OWN - BOOK A VIEWING TODAY AND ENVISION THE POSSIBILITIES OF LIVING IN THIS WONDERFUL PROPERTY.

LEASE REMAINING: 112 YEARS
SERVICE CHARGE: £999.25 PA
GROUND RENT: £200 PA
DETAILS PROVIDED BY VENDOR.

- PARKING
- TWO DOUBLE BEDROOMS
- CHAIN FREE
- COUNCIL TAX BAND C
- EPC RATING B

