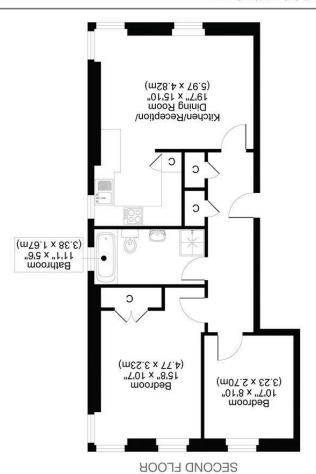


either by the seller or his agent. All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation



TOTAL APPROX FLOOR PLAN AREA 683 SQ.FT (63 SQ.M)

ALLON COURT, EATON ROAD, SM2





\*GUIDE PRICE £320,000- £350,000\*

WELCOME TO THIS CHARMING TOP FLOOR FLAT LOCATED ON EATON ROAD IN THE DESIRABLE AREA OF SOUTH SUTTON. THIS MODERN PROPERTY, OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

THE FLAT FEATURES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING A PRIVATE SANCTUARY FOR RELAXATION FOR ALL RESIDENTS. THE BATHROOM IS THOUGHTFULLY DESIGNED WITH LUXURY IN MIND, ENSURING THAT ALL RESIDENTS AND GUESTS HAVE AMPLE FACILITIES.

THE OPENPLAN LIVING AREA IS BRIGHT AND INVITING, CREATING A WARM ATMOSPHERE FOR ENTERTAINING OR UNWINDING AFTER A LONG DAY. THE CONTEMPORARY KITCHEN IS EQUIPPED WITH MODERN APPLIANCES, MAKING MEAL PREPARATION A DELIGHT. THE PROPERTY ALSO BENEFITS FROM SECURE UNDERGROUND PARKING.

SITUATED IN A VIBRANT COMMUNITY, THIS FLAT IS CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, INCLUDING SHOPS, PARKS, AND EXCELLENT TRANSPORT LINKS, ENSURING EASY ACCESS TO THE WIDER AREA.

This property presents a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this flat

- CHAIN FREE
- SOUGHT AFTER LOCATION
- SECURE UNDERGROUND PARKING
- COUNCIL TAX BAND D
- EPC RATING C













