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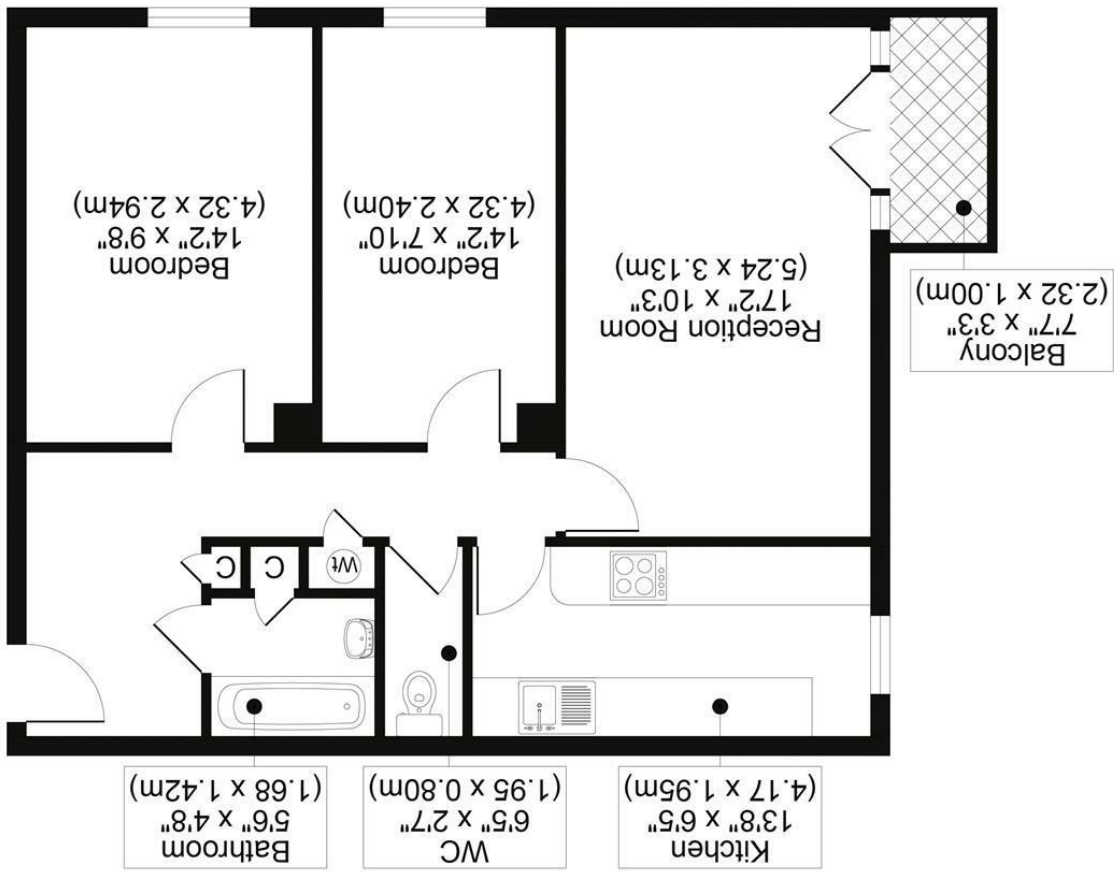
RICS

The Property
Ombudsman

CHRISTIES

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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.



TOLL BAR COURT, BASINGHALL GARDENS, SM2
TOTAL APPROX FLOOR PLAN AREA 680 SQ.FT (63 SQ.M)
NINTH FLOOR



CHRISTIES



BASINGHALL GARDENS, SUTTON SM2 6AU

GUIDE PRICE £250,000

CHAIN FREE **GUIDE PRICE £250,000 - £275,000**

LOCATED WITHIN 0.57 MILES OF SUTTON RAIL STATION OFFERING BOTH SOUTHERN AND THAMESLINK SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST PANCRAS INTERNATIONAL YOU WILL FIND THIS SPACIOUS 2 DOUBLE BEDROOM FLAT JUST WAITING TO BE VIEWED.

THE PROPERTY BENEFITS FROM AN IMPRESSIVE LOUNGE/DINER WITH ACCESS TO A PRIVATE BALCONY WITH VIEWS OVER SUTTON. SEPARATE KITCHEN, FAMILY BATHROOM AND TWO BEDROOMS. THE PROPERTY BENEFITS LIFT SERVICING ALL FLOORS AND GARAGE EN-BLOC.

THE PROPERTY IS ALSO SUPERBLY LOCATED FOR THE HOST OF SHOPS, RESTAURANTS, LEISURE FACILITIES & SCHOOLS THAT SUTTON HAS TO OFFER. TO ARRANGE A VIEWING CALL OUR EXPERIENCED SALES TEAM TODAY.

LEASE - 107 YEARS REMAINING (125 YEARS FROM 24/04/07)
GROUND RENT - £250
SERVICE CHARGES - £2850
SINCLAIR PROPERTY MANAGEMENT COMPANY

- PRIVATE BALCONY
- MODERN KITCHEN
- GARAGE EN-BLOC
- COUNCIL TAX BAND B
- EPC RATING E

