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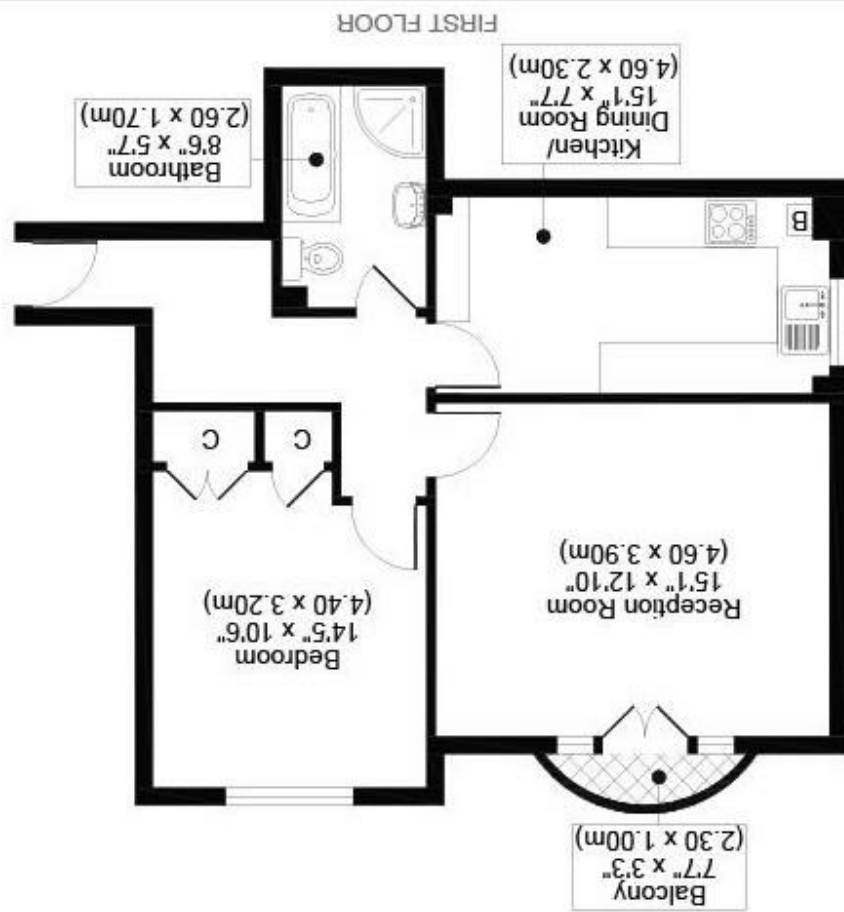
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
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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.



CHEYNE COURT, CHRISTCHURCH PARK, SM2
TOTAL APPROX FLOOR PLAN AREA 584 SQ.FT (54 SQ.M)



CHRISTIES



59 CHRISTCHURCH PARK, SUTTON SM2 5TX

GUIDE PRICE £280,000

LOCATED IN THE DESIRABLE AREA OF CHRISTCHURCH PARK, SUTTON, THIS CHARMING FIRST-FLOOR FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH ONE WELL-PROPORTIONED BEDROOM, THIS PROPERTY IS IDEAL FOR INDIVIDUALS OR COUPLES SEEKING A COSY RETREAT IN A POPULAR LOCATION.

THE FLAT FEATURES A WELCOMING RECEPTION ROOM THAT PROVIDES A DELIGHTFUL SPACE FOR RELAXATION AND ENTERTAINING. NATURAL LIGHT FLOODS THE ROOM, CREATING A WARM AND INVITING ATMOSPHERE. THE PROPERTY ALSO BOASTS A PRIVATE BALCONY GIVING YOU PLEASANT VIEWS OF THE SURROUNDING AREA.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS PROXIMITY TO EXCELLENT TRANSPORT LINKS, MAKING COMMUTING AND EXPLORING THE WIDER AREA A BREEZE. WHETHER YOU ARE HEADING TO WORK OR ENJOYING A DAY OUT, YOU WILL FIND THAT GETTING AROUND IS BOTH EASY AND CONVENIENT.

THIS FLAT PRESENTS A WONDERFUL OPPORTUNITY TO LIVE IN A SOUGHT-AFTER LOCATION, COMBINING MODERN LIVING WITH THE CHARM OF A VIBRANT COMMUNITY. IF YOU ARE LOOKING FOR A STYLISH AND PRACTICAL HOME IN SUTTON, THIS PROPERTY IS CERTAINLY WORTH CONSIDERING.

GROUND RENT £1 50 PER ANNUM AS ADVISED BY VENDOR.
ANNUAL SERVICE CHARGES £900 PER ANNUM AS ADVISED BY VENDOR.
95-YEAR LEASE REMAINING.

- ONE BEDROOM
- FIRST FLOOR
- BALCONY
- CLOSE TO AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C

