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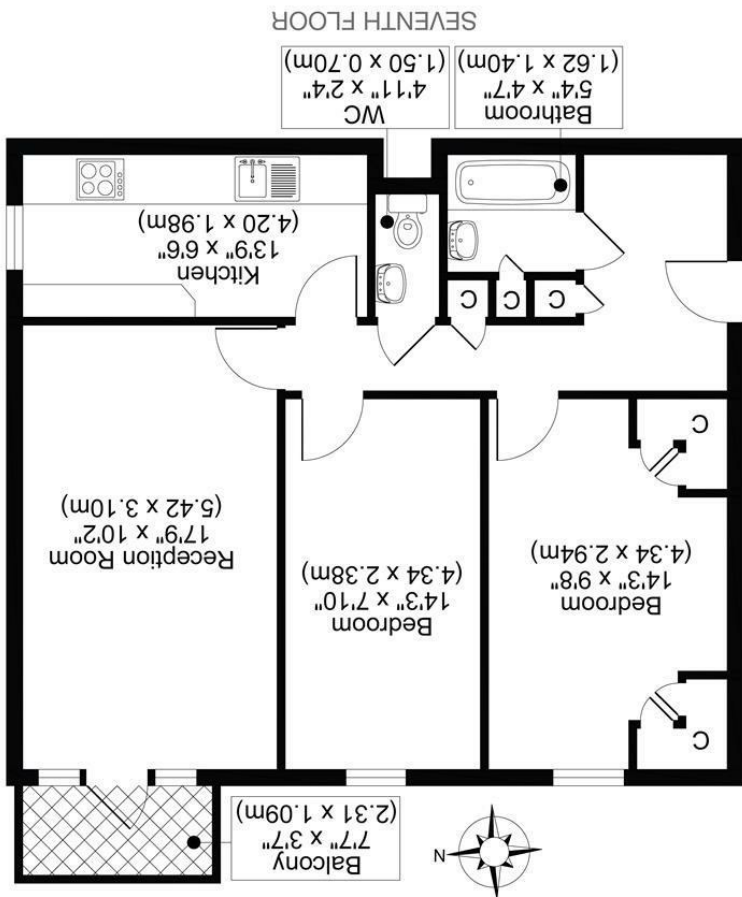
RICS

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.



CAREW COURT, SM2
TOTAL APPROX FLOOR PLAN AREA 688 SQ.FT (64 SQ.M)



CHRISTIES



BASINGHALL GARDENS, SUTTON SM2 6AS

OFFERS IN THE REGION OF £250,000

WELCOME TO THIS DELIGHTFUL PURPOSE-BUILT FLAT LOCATED IN THE SOUGHT-AFTER BASINGHALL GARDENS, SUTTON. SITUATED ON THE SEVENTH FLOOR, THIS PROPERTY OFFERS A WONDERFUL BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR BOTH FIRST-TIME BUYERS AND THOSE LOOKING TO DOWNSIZE.

THIS BRIGHT AND SPACIOUS FLAT DELIVERS TWO GREAT-SIZED DOUBLE BEDROOMS, A GENEROUS RECEPTION ROOM, WELL-PRESENTED KITCHEN, A MODERN BATHROOM, AND THE RARE BONUS OF A PRIVATE GARAGE. FLOODED WITH NATURAL LIGHT AND SET WITHIN A WELL-KEPT BUILDING IT IS JUST MOMENTS FROM SUTTON'S SHOPS, RESTAURANTS, AND TRANSPORT LINKS.

THIS FLAT OFFERS AN UNBEATABLE LOCATION AND FANTASTIC VALUE. A SUPERB OPPORTUNITY IN A SOUGHT-AFTER AREA, NOT ONE TO MISS.

102-YEAR LEASE
SERVICE CHARGES 238.00 PER MONTH AS ADVISED BY VENDOR.
GROUND RENT £11 PER MONTH AS ADVISED BY VENDOR.
INSURANCE £11

- TWO DOUBLE BEDROOMS
- 7TH FLOOR
- PURPOSE BUILT
- CLOSE TO AMENITIES
- GARAGE
- POPULAR LOCATION
- COUNCIL TAX BAND B
- EPC RATING C

