



64 Homefield Park

Sutton, SM1 2AN

Asking price £210,000

Offered with no onward chain, this rarely accessible ground floor studio apartment boasts a prime position in the heart of Sutton, mere moments away from the mainline train station and High Street. The property features a welcoming entrance hall with convenient storage, a contemporary open-plan kitchen, a spacious living/studio room with a view of the well-maintained courtyard, and a pristine white bathroom suite with a window and power shower. With a lease extending beyond 900 years, this property is an ideal investment opportunity for buy-to-let purposes (generating an approximate annual rent of £12,000) or serves as an excellent entry into the property market for first-time buyers.

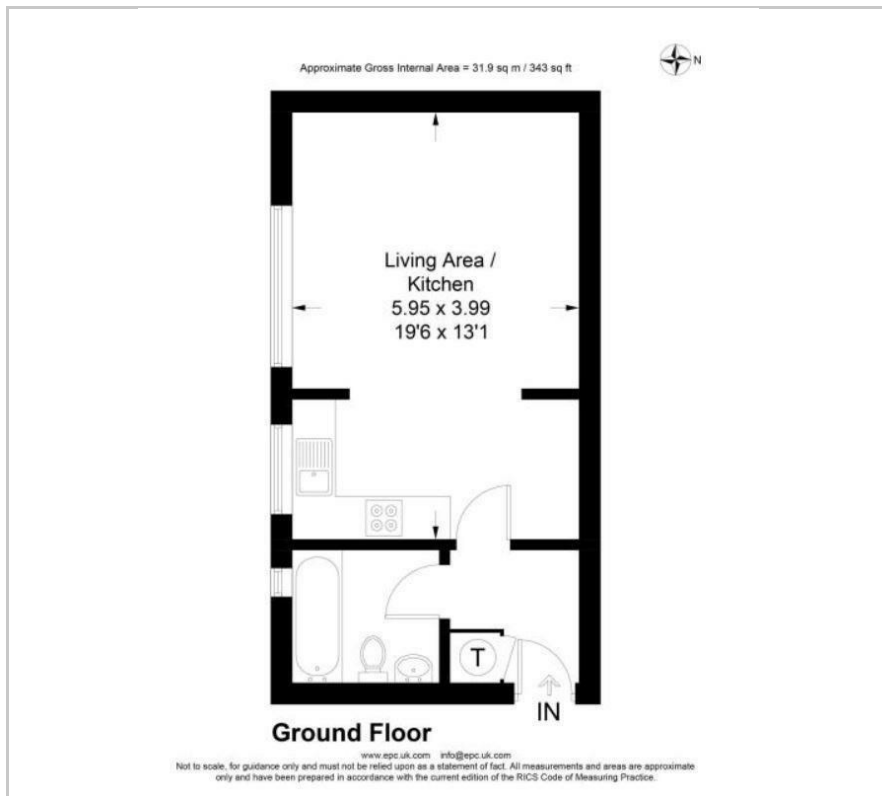
- Ground floor apartment
- Sought after residents run development
- Lovely court yard and gardens
- Spacious studio accommodation
- Modern kitchen & bathroom
- Long lease & low service charges
- Brilliant buy to let investment opportunity
- Ideal first time purchase
- Easy access to High street and mainline train station
- Option to purchase all fixtures & fittings

Viewing

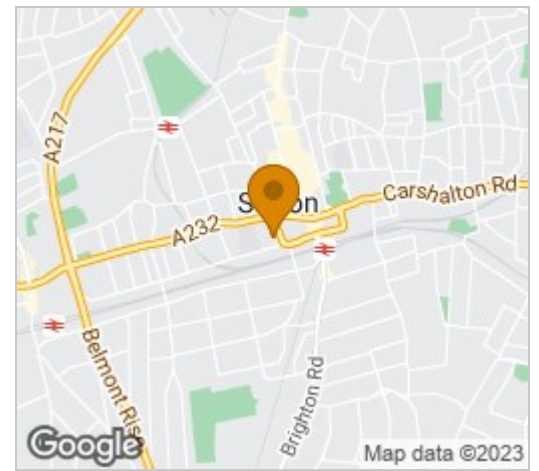
Please contact our Newkeys4me Estate Agent Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



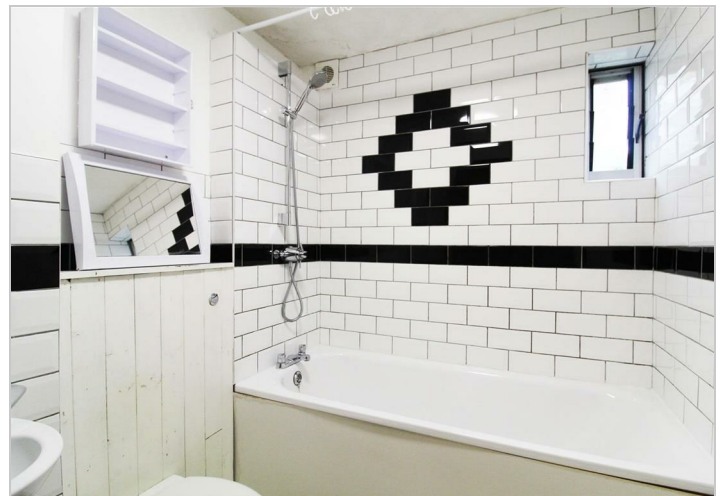
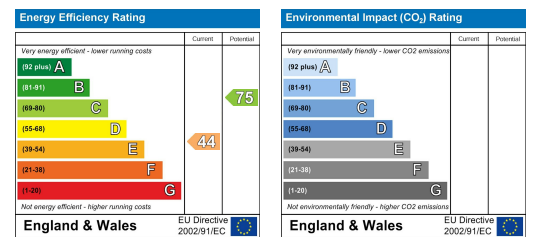
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.