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Sutton Court Road, Sutton, SM1

Guide Price £305,000

Fourth floor apartment

Modern open plan living

 Large bedroom with built in storage

Bright and spacious

· Secure entry system

 Stair and lift access to all floors

Underground gated parking

 Luxury four-piece bathroom suite

 Moments from Sutton Town
Short walk to Sutton Station Centre



▶1 **▶**1 **►**1



Located on the fourth floor of a modern and well-maintained development, this stylish one-bedroom apartment offers bright, contemporary living in the heart of Sutton.

The open-plan living and kitchen area is filled with natural light and features a modern fitted kitchen with integrated appliances. The spacious double bedroom includes a built-in wardrobe, while the sleek four-piece bathroom is finished to a high standard with both a bath and separate shower. Additional features include secure gated underground parking, two lifts, electric-only utilities, a large storage cupboard, and a pressurised hot water system.

The apartment is within walking distance of Sutton Station (direct trains to London Victoria in approx. 27 minutes) and Sutton Town Centre's shops, cafés, and transport links. It's also within catchment for highly regarded local schools and close to parks and other amenities.



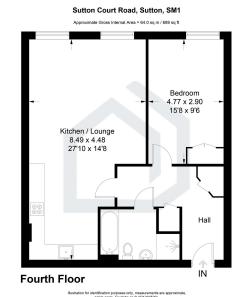












Energy Efficiency Rating		
	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	



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