



Lavender Road, Sutton

The **PERSONAL** Agent

Offers Over £450,000

Leasehold

- Modern Duplex Apartment
- Double Aspect Lounge with Juliet Balcony
- Fully Fitted Kitchen
- Three Bedrooms
- En-suite Shower Room To Master Bedroom
- Large Family Bathroom
- Secure Building With Entryphone System
- Communal Grounds and Gardens
- Allocated Parking Space
- Centrally Located For Sutton Town Centre



A stunning three bedroom duplex apartment situated on the first floor of a modern and stylish purpose built complex with direct views over Benhill Recreation Ground, conveniently located for Sutton town centre. Viewing Highly Recommended.

This spacious split level apartment is a commuters dream due to its central location close to the bustling town of Sutton with transport links to central London and variety of high street shops, pubs and restaurants. This property would ideally suit a professional couple, downsizer looking for a low maintenance 'lock-up and leave' property, or a lucrative investment property.

The apartment is arranged over two floors with original solid oak flooring throughout (excluding the

bathrooms) and consists of three good sized bedrooms with wardrobes or access to eaves storage space. There is a recently upgraded en-suite shower room with underfloor heating and a large family bathroom both fitted with matching modern sanitary ware.

The main living space is bright and spacious perfect for dining and entertaining guests with a Juliet balcony which overlooks lush green parkland. The separate kitchen is fitted with a matching range of floor and wall mounted units with worktops and integrated kitchen appliances and gas central heating boiler system serviced in March.

Outside the grounds are well maintained and there is

also an allocated car parking space and nearby there is free on road parking for an additional car and visiting guests.

Information - Leasehold

Length of Lease: 999 years from when the building was built in 2003

Service Charge: £3573 in 2024 (this is an increase from 2023 due to maintenance works the managing agents are carrying out. Please contact us to discuss details)

Ground Rent: None

Council Tax Band: D

EPC Rating: C

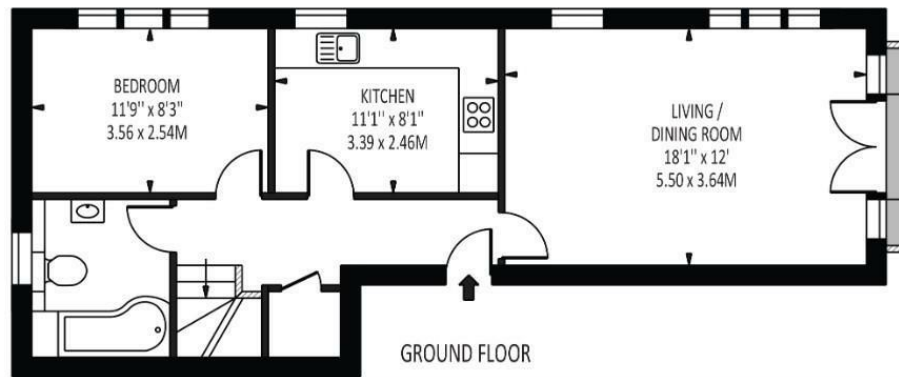
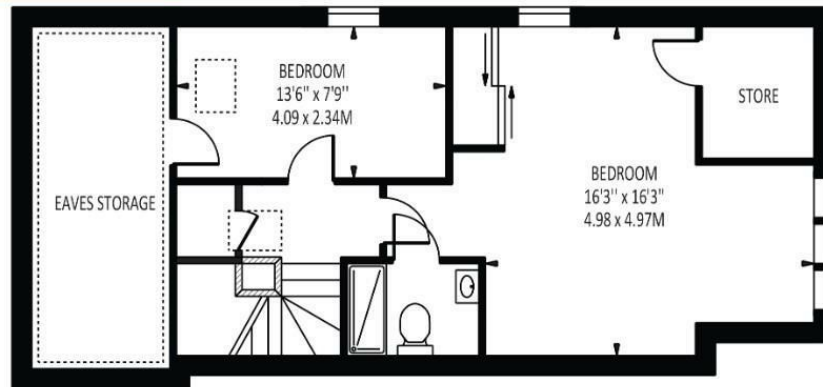




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Halcroft Court

Total Area: 1198 SQ FT • 111.32 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

