



Homefield Park, Sutton

The **PERSONAL** Agent

£160,000

Leasehold - Share of Freehold

- Modern and Stylish Studio Apartment
- Tastefully decorated throughout
- Double Glazing and New Flooring
- Modern Kitchen and Shower Room
- Living Area with Fitted Storage
- Hidden Pull Down Double Bed
- Purpose Built Apartment Block
- Close To Sutton Town Centre
- No Onward Chain
- Share Of Freehold

This stylish purpose built ground floor studio apartment is ready to move into and is offered to the market with no onward chain and a share of the freehold.

Located in a modern purpose built block only a few minutes walk from Sutton Town Centre, this fully renovated studio flat is just waiting for a new owner to move in and can be viewed immediately via the vendors sole agents.

Upon entering the property you will notice it has been tastefully decorated throughout in a modern tone with new flooring and a stylish fully fitted kitchenette and luxury shower room.

Being fully double glazed heating, this property is low cost and energy efficient and the building is well maintained by the residents nominated managing agents, so you can spend time away knowing the building is in safe hands and the property is safe and secure.

Sutton Train Station is only a short 0.3 miles walk away making this a commuters dream with Central London in easy reach and there are excellent transport links as well as a busy town centre with a wide range of high street shops, restaurants and parkland to explore.



The apartment is accessed via a communal front entrance with secure entry phone system with stairs to all floors and a front door which leads to a large L-shaped entrance hall providing access to all rooms.

The main living space is 14'3 x 14' with feature panelled walls and double glazed window overlooking communal grounds and gardens and there is a fully fitted modern kitchenette with granite worktops and a handy pull out table.

There is plenty of practical storage with fitted wardrobe cupboards providing hanging space and shelving and there is a concealed pull down double bed which discreetly folds away making room for day to day living. There is a modern shower room with fully tiled walls, double walk in shower enclosure, wash hand basin with vanity storage and low flush W.C.

Outside the communal ground and gardens are well maintained and there is a residents car park with visitors parking.

The property is situated on the cusp of Sutton town centre with its excellent shopping facilities, bars and restaurants.

Sutton mainline station is also a short walk away with fast and frequent rail services to London terminals.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.

The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Share of Freehold
Length of lease (years remaining) - TBC
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - B

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

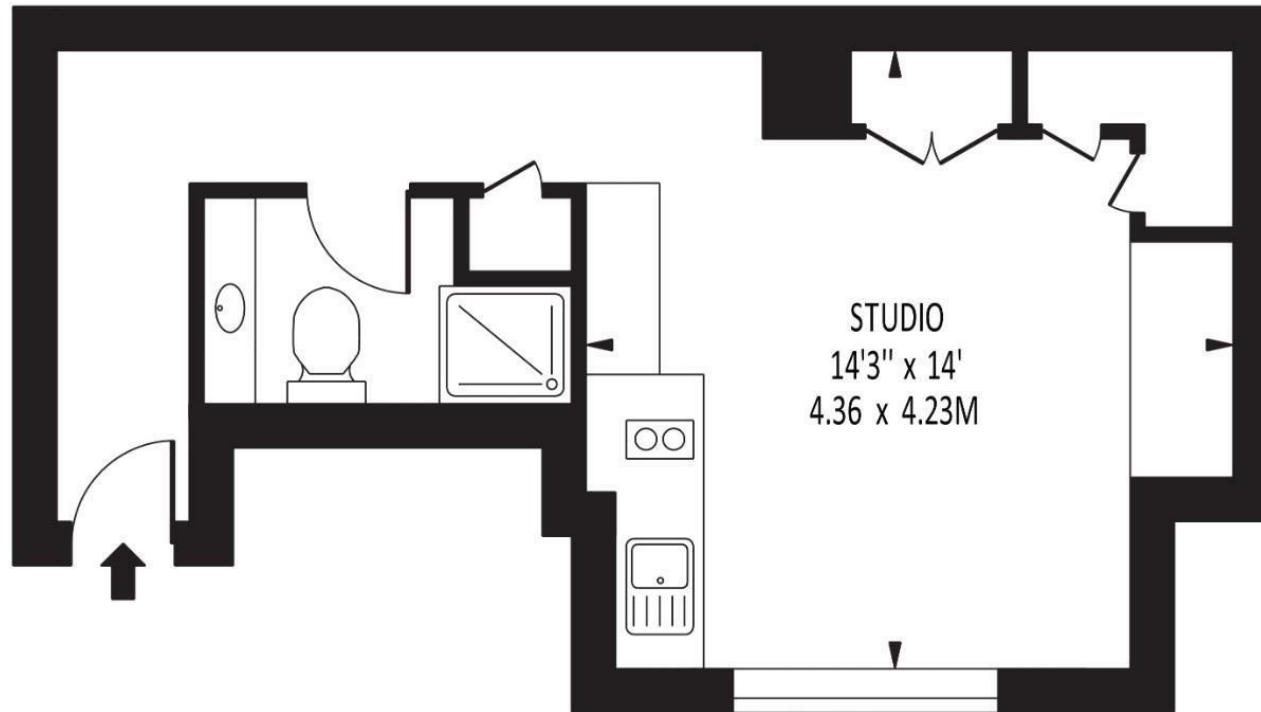




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Homefield Park
Total Area: 287 SQ FT • 26.69 SQ M



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		
(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.

