



**Downs Court Commonside Close, Sutton SM2 5SX**

***welcome to***

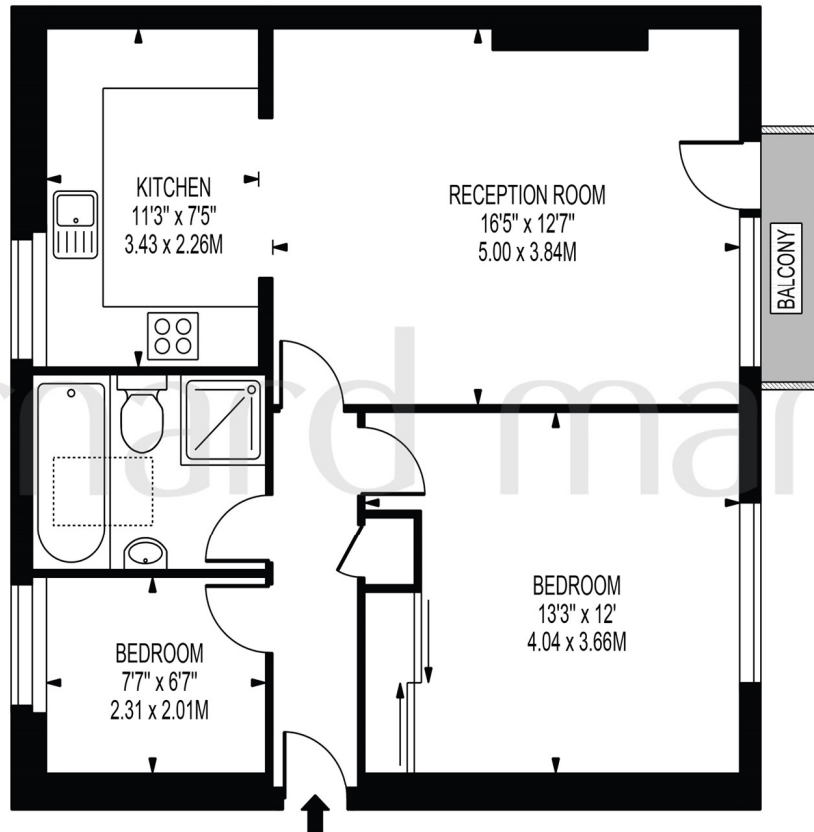
## **Downs Court Commonside Close, Sutton**

Features include two well sized bedrooms and a modern bathroom with underfloor heating with a bath and a shower! There is a modern kitchen with underfloor heating, plenty of workspace and integrated appliances. The main reception room is by far the biggest feature of the apartment. It has a private balcony overlooking stunning views of woodland, a very rare feature. Additional features include plenty of storage including a private loft, allocated parking and a long lease. This property is well positioned, being only a stones throw away from Belmont high street and station. Viewings by appointment only!



## Downs Court, Commonside Close

APPROXIMATE GROSS INTERNAL FLOOR AREA: 611 SQ FT - 56.76 SQ M



SECOND FLOOR

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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.



welcome to

## Downs Court Commonsides Close, Sutton

- Two bedrooms
- Allocated parking
- Balcony overlooking woodland
- Well presented throughout
- Chain free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1357.14

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110011](https://barnardmarcus.co.uk/Property/SUT110011)



Property Ref:  
SUT110011 - 0026

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