



Greyhound Road, Sutton SM1 4BJ



welcome to
Greyhound Road, Sutton

This property offers a spacious entrance hall with ample storage, large reception room with space for dining and entertaining, separate kitchen, bedroom with built-in wardrobe and a modern bathroom. The whole apartment is flooded with natural light making it feel warm and comfortable. Additional features include brand new energy efficient radiators!

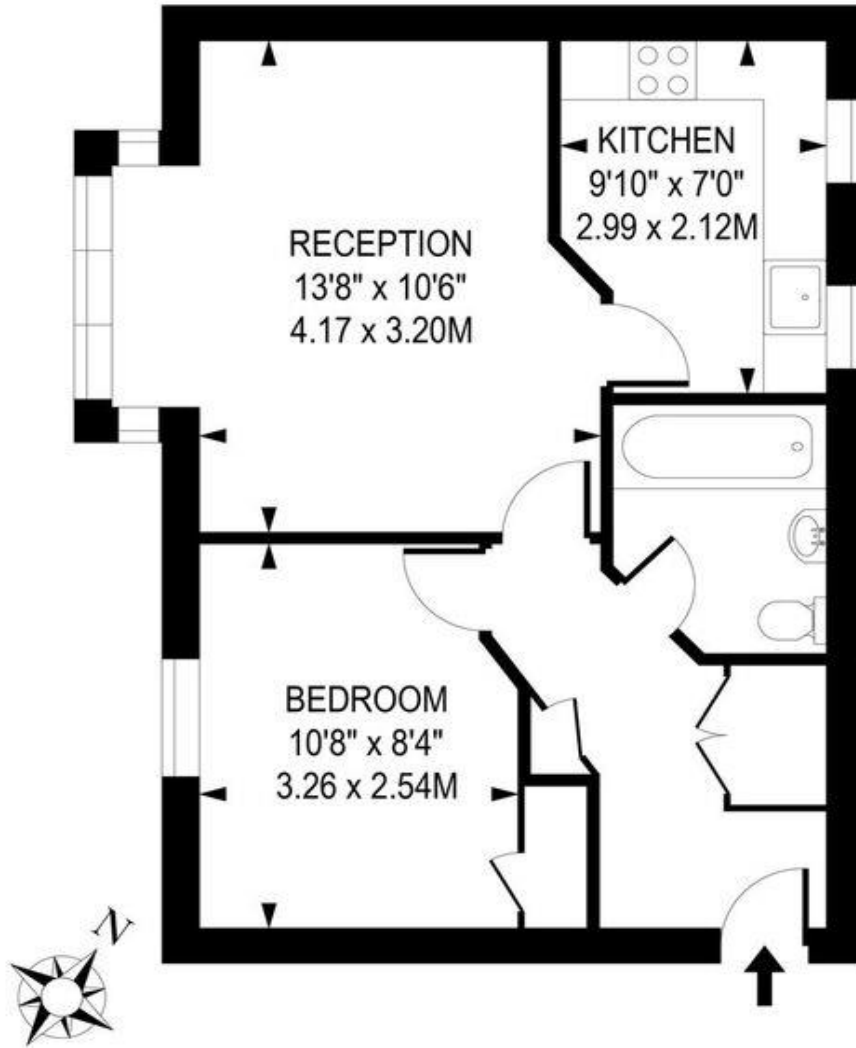
The property is part of the popular Water Garden Development and boasts excellent maintenance at reasonable yearly charge. It is run by a long-standing, highly experienced and professional management team and their regular annual meetings are open to all leaseholders, with a possibility to become a board director and have a say in the running of the development.

Ideal buy for singles, couples, first-time buyers, and investors. This property is offered to the market chain free and ready to go.



GREYHOUND ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA:
421 SQ FT - 39.10 SQ M



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 OR 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.



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- One bedroom apartment
- Allocated parking
- Central development
- Chain free
- Long lease!

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110079



Property Ref:
SUT110079 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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