



Wheatcroft Court Cleeve Way, Sutton SM1 3TT

welcome to
Wheatcroft Court Cleeve Way, Sutton

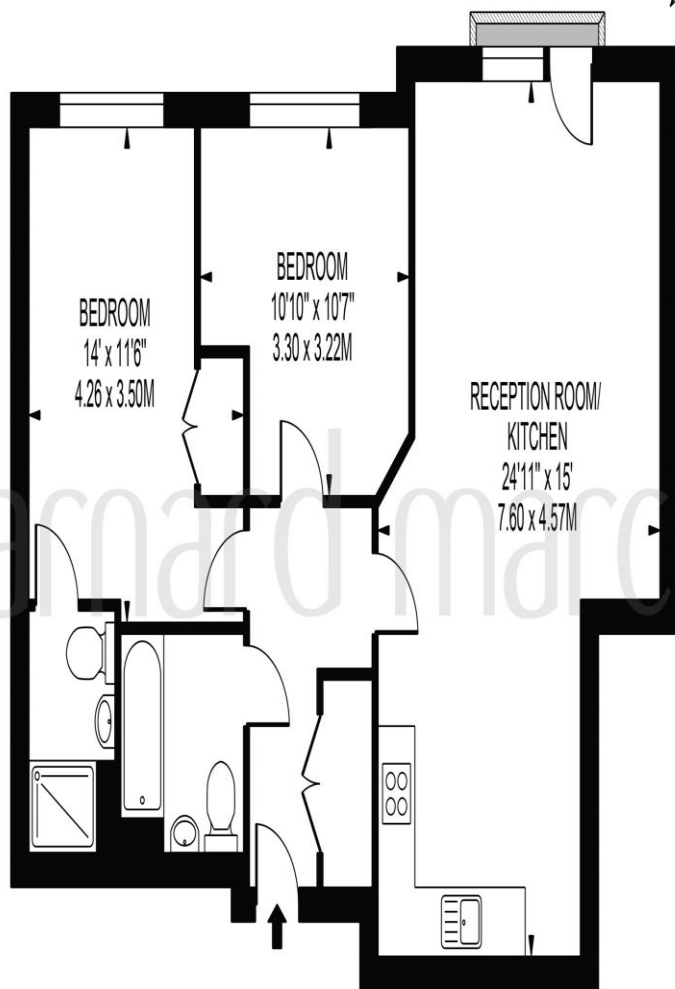
FULL PRICE A great opportunity to purchase a well presented two bedroom flat. This modern property is spacious throughout with two double bedrooms, two bathrooms, and open plan living/dining area.

Furthermore, the property is located nearby to Sutton town centre which has an array of shops, restaurants and local amenities. Sutton Common train station is within 0.6 miles and both St Helier and Morden tube stations are also nearby with links into London. There are also a number of good and excellent rated schools nearby such as Malmesbury Primary School, Abbey Primary School, Glenthorne High School and Greenshaw High School. Contact us today to book your viewing on 020 8643 8245!



WHEATCROFT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 724 SQ FT - 67.23 SQ M



FIRST FLOOR

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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Wheatcroft Court Cleeve Way, Sutton

- Two Double Bedrooms
- Close to Local Amenities
- Stunning Views
- Two Bathrooms
- Full Price

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT109567



Property Ref:
SUT109567 - 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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