



Kingswood Drive, Sutton SM2 5NB

welcome to

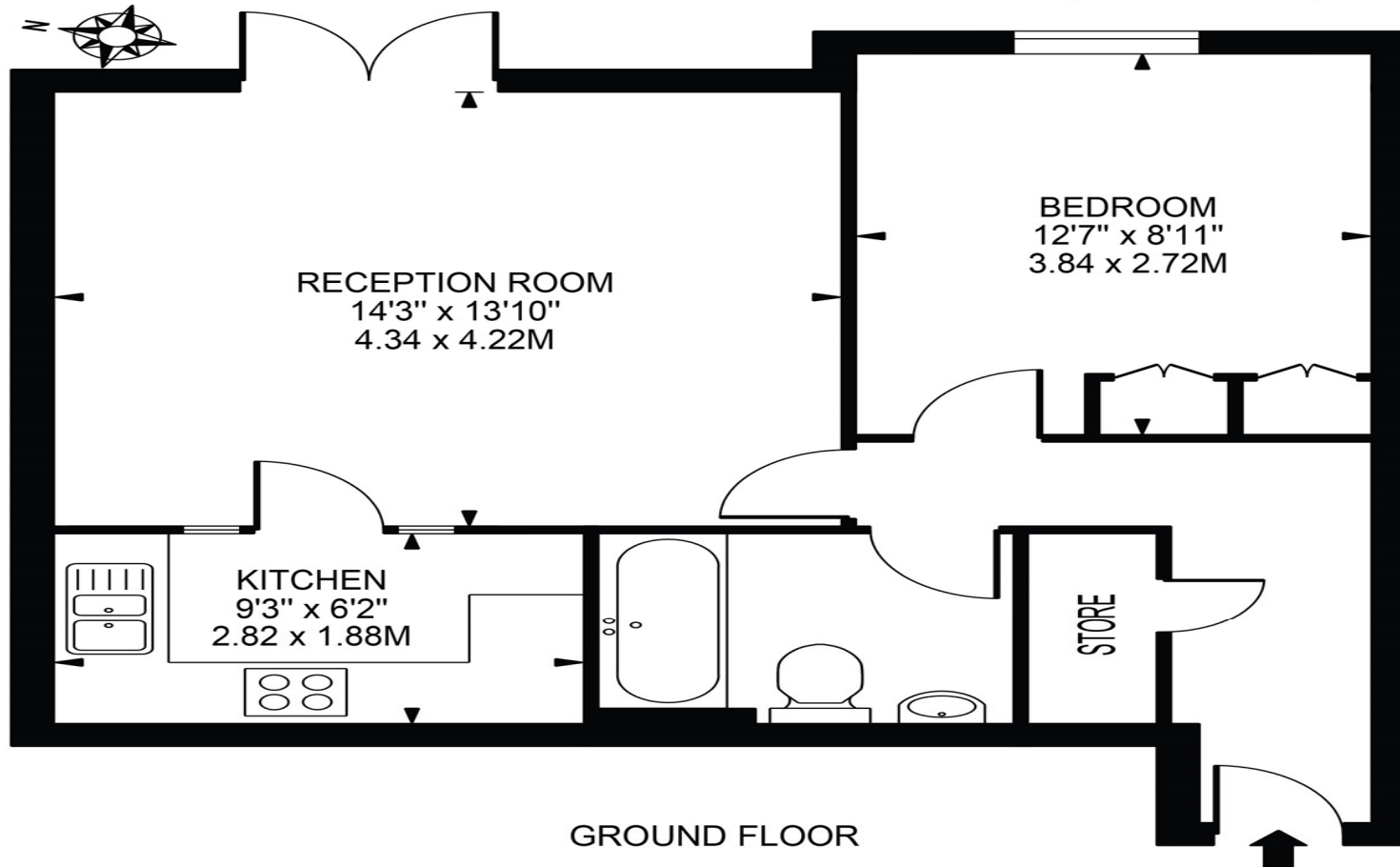
Kingswood Drive, Sutton

This ground floor, one bedroom flat comprises of a light and airy reception room, separate kitchen with plenty of work top space, a bathroom, a well sized bedroom and plenty of storage space. Externally, this superb development offering well maintained communal gardens and two allocated parking spaces. The property is ideally located with easy access to both Belmont & Sutton Mainline Station which provides a route into London Victoria. This property would be the ideal purchase for a first time buyer or buy to let investor and is not to be missed! Make sure you secure your viewing today!



KINGSWOOD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.27 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.

welcome to

Kingswood Drive, Sutton

- spacious one bedroom apartment
- allocated parking space
- Well presented communal gardens
- SM2 Location
- Agents Note; The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT109676



Property Ref:
SUT109676 - 0016

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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