



Hove Gardens, Sutton SM1 3EZ

welcome to Hove Gardens, Sutton

The property is located in a prime area with excellent public transport links, nearby schools, local amenities, green spaces, and parks - offering the perfect balance of city convenience and natural tranquillity. As you step into the property, you are greeted by a welcoming reception room, flooded with natural light from the large windows, creating an inviting atmosphere. This space is ideal for relaxing or entertaining guests. The property further benefits from a well-appointed kitchen, which is ready to cater to your culinary needs.

The sleeping accommodation is comprised of two bedrooms, with the first featuring a double bed and the second bedroom is a spacious single. The property also includes a modern bathroom, with bath and shower.

One of the unique features of this property is the inclusion of parking, a premium feature in this bustling area. Additionally, this property boasts direct access to communal grounds, this is from the main reception.

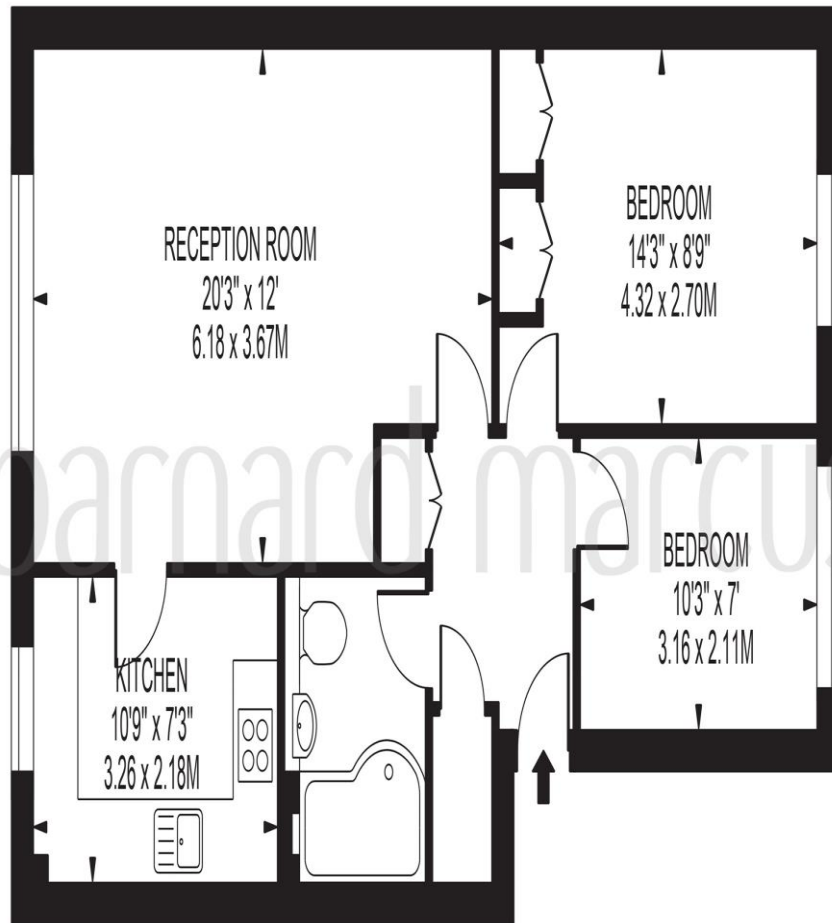
This property is ideal for first-time buyers looking to take their first step onto the property ladder, or investors seeking a rewarding investment opportunity.

This flat is more than just a place to live; it's a home with a lifestyle. Don't miss this opportunity to own a piece of calm in the city. Arrange your viewing today.



HOVE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 632 SQ FT - 58.72 SQ M



GROUND 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.



welcome to

Hove Gardens, Sutton

- 2 bedrooms
- Prime location
- Excellent transport links
- Nearby schools
- Local amenities

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 219 years from 25 Mar 1980. 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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110180



Property Ref:
SUT110180 - 0008

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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