



barnard marcus

Aspects Throwley Way, Sutton SM1 4FE

welcome to Aspects Throwley Way, Sutton

We are pleased to present this stunning 2-bedroom flat available for sale, nestled in a prime location in Sutton. The property is in good condition and offers an open-plan design, which is a highly sought-after feature in contemporary properties.

The flat comprises of two spacious double bedrooms, one of which is enhanced by an en-suite, and a bathroom fitted with a bath and a heated towel rail. The open-plan kitchen is bathed in natural light, boasting built-in appliances, and seamlessly merges into the reception room featuring large windows that allow ample sunlight to flood the space.

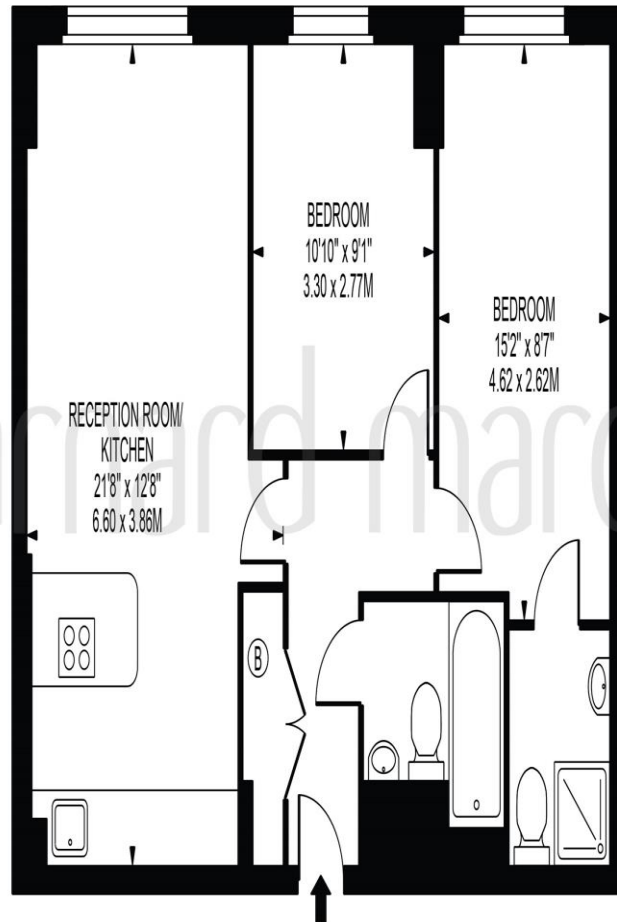
One of the main highlights of this property is its unique features. Benefit from the luxury of a concierge service, providing an extra layer of convenience and security as well as an A1 EWS1 rating. Additionally, residents have access to a gym within the property, a rare advantage for fitness enthusiasts. The flat also comes with an allocated parking space, eliminating any parking woes. Lastly, enjoy the Magnificent views of leafy Surrey that this property offers, adding an element of charm to your living experience.

The property is ideally situated, with excellent public transport links and Sutton train station nearby, making your daily commute a breeze. Within the vicinity, you will find local amenities, schools, and the vibrant Sutton high street. Additionally, Manor Park and other nearby parks offer plenty of green spaces for recreation.



ASPECTS COURT, THROWLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 620 SQ FT - 57.60 SQ M



NINTH 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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Aspects Throwley Way, Sutton

- Two double bedrooms
- Allocated parking space
- En-suite in main bedroom
- On-site gym access
- Concierge service available

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.

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110576



Property Ref:
SUT110576 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk