



Laurel Manor Devonshire Road, Sutton SM2 5EJ



welcome to

Laurel Manor Devonshire Road, Sutton

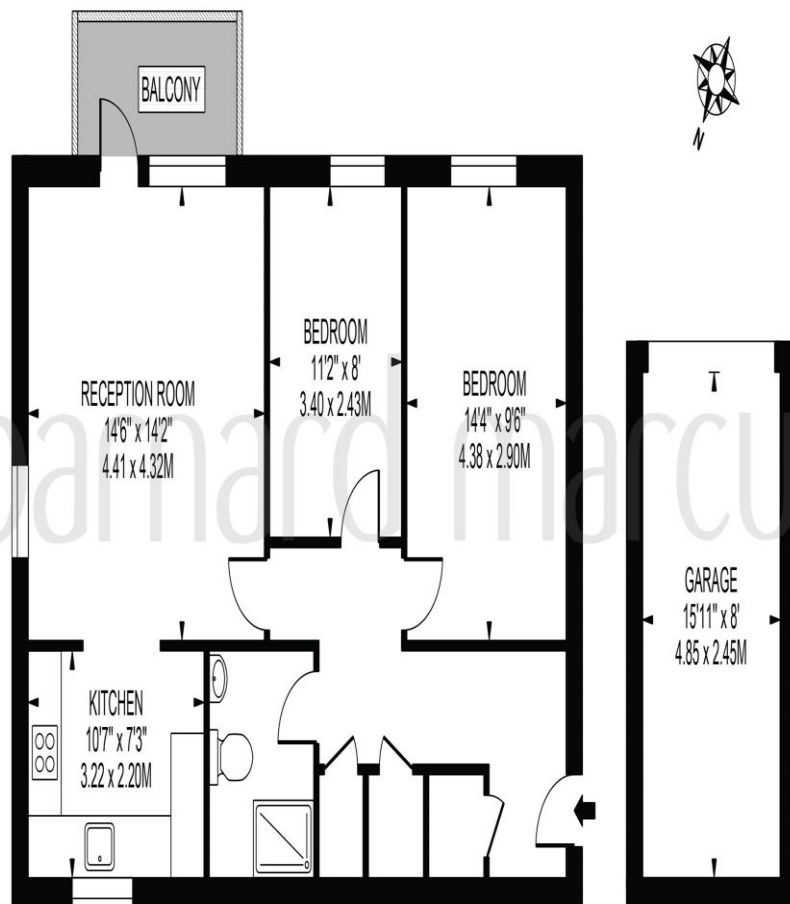
Guide Price £350,000 - £375,000 - We are delighted to offer to the market a beautifully presented two bedroom ground floor flat in a desired South Sutton location. This fantastic property benefits from ample living space with a large living room big enough to incorporate a dining area and separate kitchen. Finished to a high specification throughout, this property is ready to move straight into. Set within beautiful grounds and with access to communal gardens this property does not disappoint and is conveniently located within the catchment for a number of outstanding local schools. Added benefits include communal parking spaces and a private garage. No need to worry about a lease as this property boasts a share of freehold, this truly is a property not to be missed! Viewings are strongly advised...to book yours call us on 020 8643 8245.



LAUREL MANOR

APPROXIMATE GROSS INTERNAL FLOOR AREA: 707 SQ FT - 65.66 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.88 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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- Completely refurbished
- Share of freehold
- Garage and plenty of off street parking within the development
- Beautiful tree lined road
- Modern bathroom and kitchen

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1180.00

Ground Rent: 992.00

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.

£350.000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110087



Property Ref:
SUT110087 - 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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