



**Elmhurst Lodge Christchurch Park, Sutton SM2 5TY**



## welcome to Elmhurst Lodge Christchurch Park, Sutton

Situated in the highly desirable Christchurch Park Road, Sutton, this spacious two double-bedroom flat offers over 800 sq ft of well-appointed living space. Designed for comfort and convenience, it features a garage en bloc and valuable loft storage, providing excellent practicality for homeowners and investors alike.

Natural light pours into the home through its large windows, enhancing the airy ambiance while showcasing the bright, welcoming interiors. A combi boiler, installed in 2019 and serviced annually, ensures modern efficiency and reliability.

Perfectly positioned within walking distance to Sutton High Street and Sutton train station, this home benefits from excellent transport links, making commuting effortless. Residents will enjoy easy access to a vibrant selection of shops, restaurants, and amenities, offering a lively and convenient lifestyle. Families will appreciate the proximity to outstanding local schools, making this an ideal home for those seeking quality education opportunities.

Whether you're a first-time buyer looking for a stylish and well-located residence or a buy-to-let investor seeking a sought-after rental property, this flat ticks all the right boxes.

Offering space, convenience, and modern features, this fantastic home won't be on the market for long. Schedule a viewing today and take the first step toward owning this wonderful property!

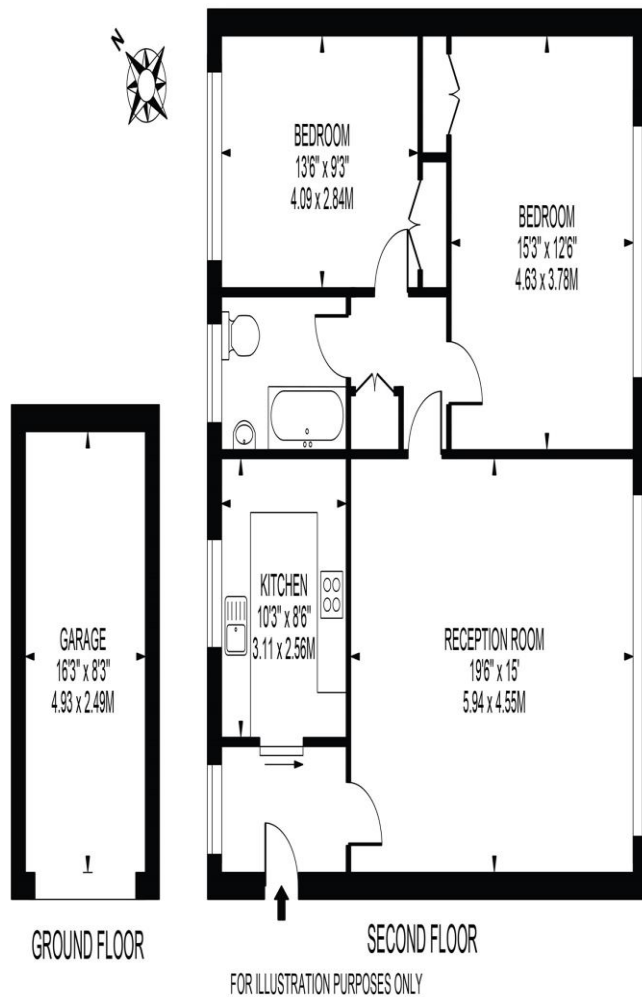


## ELMHURST LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 861 SQ FT - 79.98 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.28 SQ M



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**

## **Elmhurst Lodge Christchurch Park, Sutton**

- Two double bedroom flat
- Garage en bloc
- Walking distance to Sutton train station & High street
- Beautiful communal garden
- Loft storage space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D 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

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110679](https://barnardmarcus.co.uk/Property/SUT110679)



Property Ref:  
SUT110679 - 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.

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.



**barnard marcus**



**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**