



**Basinghall Gardens, Sutton SM2 6AP**



## **welcome to**

### **Basinghall Gardens, Sutton**

The property boasts an appealing layout featuring two bedrooms, one reception room, and a single bathroom. The first bedroom is a spacious double room, offering plenty of space for furnishings while the second is also a comfortable size, perfect for a variety of uses.

Moving on to the heart of the home, the kitchen. This area is open-plan and bathed in beautiful natural light, creating an atmosphere of freshness and openness. There's ample room for a dining space, making it the perfect spot for entertaining guests or enjoying family meals. The reception room is a testament to thoughtful design, adorned with large windows that not only provide an abundance of light but also offer a pleasing view of the garden. It's the perfect spot for relaxation and unwinding after a long day.

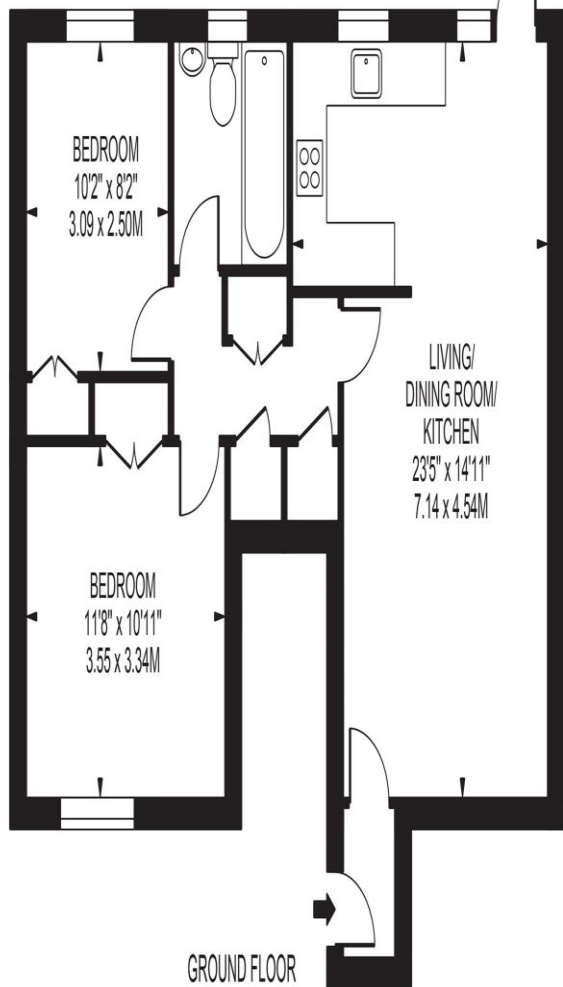
The unique features of this property are worth noting. It comes with its plenty of communal parking, lovely communal gardens, in addition a garage. These features add significant value to the property and provide convenience to the residents.

Finally, the location of this flat is nothing short of ideal. It is perfectly positioned with easy access to public transport links and local amenities, making life easier and more comfortable. This property is a blend of style, location, and function, making it a truly unique purchase opportunity.



# BASINGHALL GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ. FT - 61.21 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.  
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## **Basinghall Gardens, Sutton**

- Two bedrooms
- Open-plan kitchen
- Natural light
- Communal garden
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1650.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 230 years from 01 Jan 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110683](https://barnardmarcus.co.uk/Property/SUT110683)



Property Ref:  
SUT110683 - 0002

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