



Audley Place, Sutton SM2 6RW

welcome to
Audley Place, Sutton

Features include a spacious reception room which is perfect for entertaining guests or for unwinding after a long day. There are large windows and access to a private balcony.

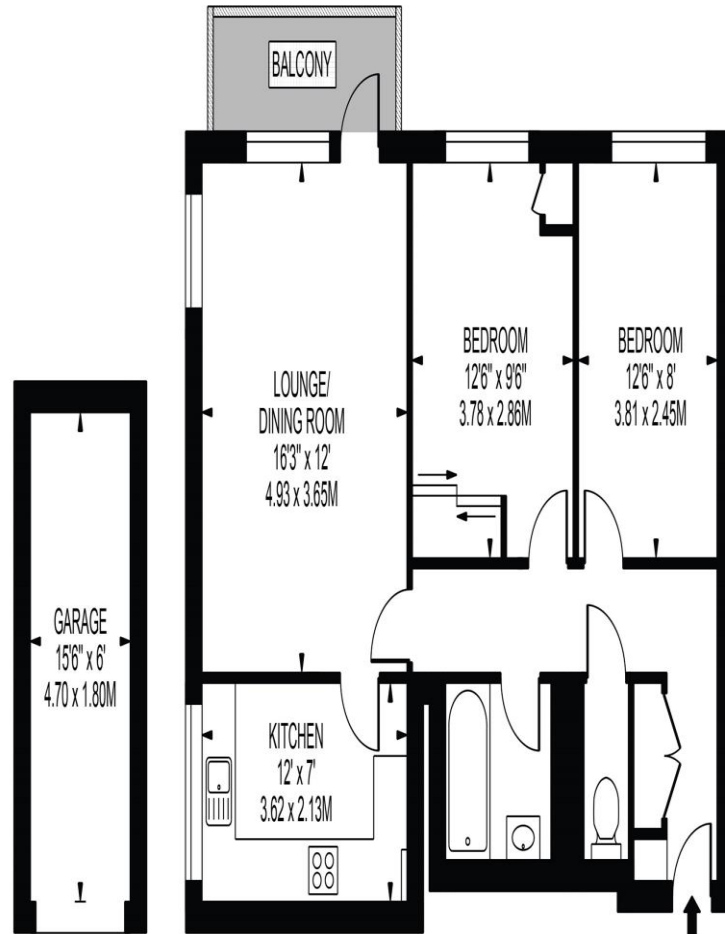
The refurbished kitchen is equipped with all the necessary appliances, offering ample space for cooking and dining. Additional features would include two well sized bedrooms, one with built in storage. There is also a modern bathroom with a separate W/C for added convenience. Externally this property has the additional benefit of a garage and communal grounds. This property is a great find and perfect for first time buyers. Viewings are highly advised.



AUDLEY PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 665 SQ FT - 61.75 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 91 SQ FT - 8.46 SQ M



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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- Garage
- Parking available
- Quiet cul-de-sac
- Chain free
- Well presented

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1787.00

Ground Rent: 12.50

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1970.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110677



Property Ref:
SUT110677 - 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.

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