



Aspire Court Albion Road, Sutton SM2 5TD

welcome to

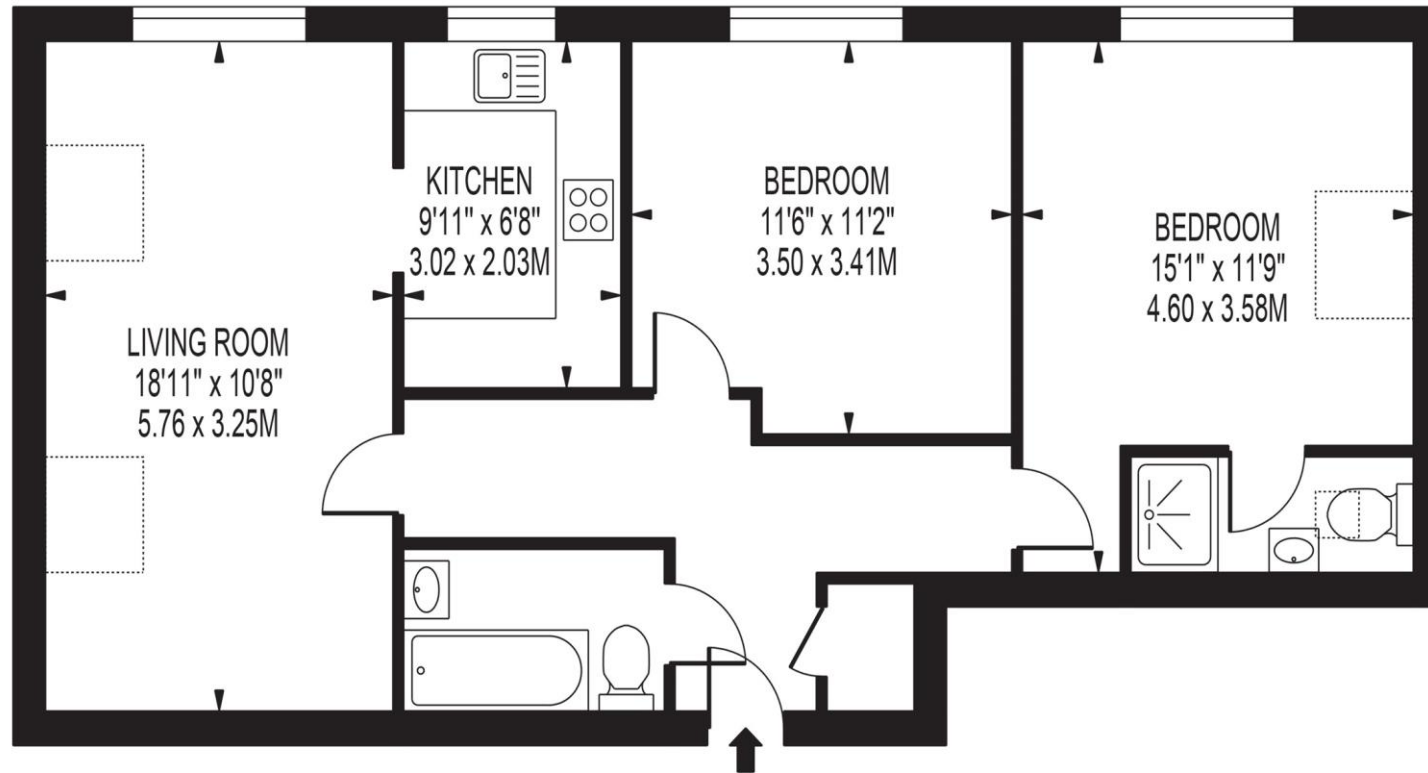
Aspire Court Albion Road, Sutton

Situated in one of Sutton's most sought-after locations, this property benefits from excellent transport links with Sutton Station just a short walk away, providing direct services to London Victoria, London Bridge and Blackfriars. Ideal for professionals, couples or investors alike, Aspire Court is also in the catchment area for some of the highest-rated primary and secondary schools in London, including Sutton Grammar School and Nonsuch High School for Girls. The property includes an allocated parking space and is offered with a long lease, making this a rare opportunity not to be missed.



ASPIRE COURT, ALBION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 727 SQ FT - 67.54 SQ M



SECOND 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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Aspire Court Albion Road, Sutton

- Two spacious double bedrooms, including master with en-suite
- Stylish, fully fitted kitchen with integrated appliances
- Bright and airy open-plan living/dining space
- Modern family bathroom and additional en-suite shower room
- Located on the top floor of a well-maintained development

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1906.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110560



Property Ref:
SUT110560 - 0004

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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