



Balmoral Court Overton Road, Sutton SM2 6QF

welcome to

Balmoral Court Overton Road, Sutton

Nestled on the peaceful and sought-after Overton Road, this charming first-floor one-bedroom flat offers a perfect blend of comfort, convenience, and long-term value. Located in a quiet residential area with leafy surroundings, the property benefits from allocated parking and is just a short stroll from Sutton Station and the bustling High Street—ideal for commuters and those who enjoy easy access to shops, cafés, and amenities.

Inside, the flat is well-presented and thoughtfully updated, featuring a brand-new shower and high-performance shower pump for a refreshing start to your day. New radiators have also been installed, ensuring warmth and efficiency throughout the seasons. The spacious living area and bedroom are filled with natural light, creating a welcoming and airy atmosphere.

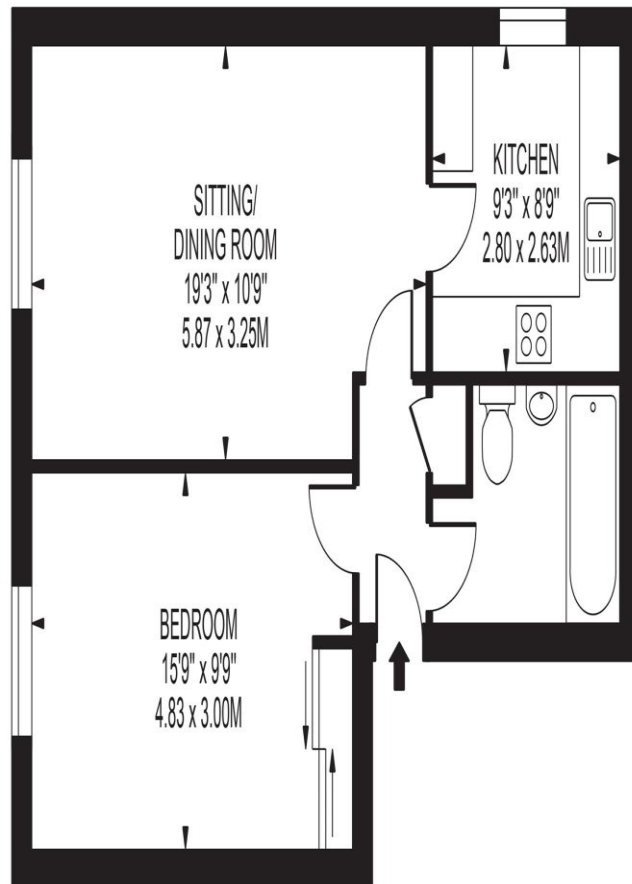
A standout feature is the brand-new lease of 178 years, offering peace of mind and long-term security. With an affordable annual service charge and building insurance of just £1,800, and a peppercorn ground rent, this property is a smart investment for first-time buyers, downsizers, or buy-to-let investors.

Whether you're looking for a quiet retreat with excellent transport links or a low-maintenance home in a desirable location, this flat ticks all the boxes. Don't miss the opportunity to own a slice of Sutton's charm in a well-maintained building with no onward chain.



BALMORAL COURT, OVERTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ. FT. - 49.12 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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Balmoral Court Overton Road, Sutton

- One bedroom flat
- Modern throughout
- Allocated Parking
- Brand-new 178-year lease
- First floor flat

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

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.

£265,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110783



Property Ref:
SUT110783 - 0006

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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