



Kingsmount Court Lewis Road, Sutton SM1 4EQ

welcome to
Kingsmount Court Lewis Road, Sutton

A beautifully presented one bedroom ground floor apartment situated in the popular Kingsmount Court development, ideally located within easy reach of Sutton town centre and excellent transport links.

The property has been recently updated and features a spacious open plan lounge/dining area with wood-effect flooring, a brand-new modern fitted kitchen with integrated appliances, and a contemporary new bathroom with bath and overhead rainfall shower. The generous double bedroom enjoys plenty of natural light.

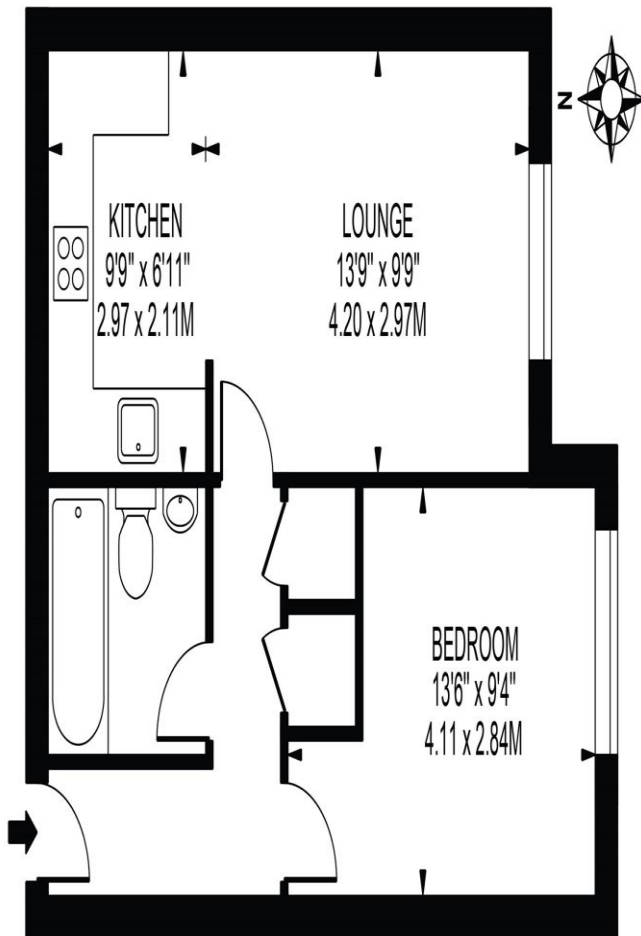
Further benefits include over 975 years remaining on the lease, secure entry system, and double glazing. This stylish and low-maintenance home is perfect for first time buyers, downsizers, or investors alike.

Kingsmount Court offers excellent access to Sutton High Street, local shops, cafes, and Sutton Station with fast links into London. Viewing is highly recommended.



KINGSMOUNT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 444 SQ FT - 41.24 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.
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

Kingsmount Court Lewis Road, Sutton

- Long lease - over 975 years remaining
- Newly fitted modern kitchen with integrated appliances
- Brand-new contemporary bathroom with rainfall shower
- Spacious open plan living and dining area
- No chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110865



Property Ref:
SUT110865 - 0003

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



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



barnardmarcus.co.uk