

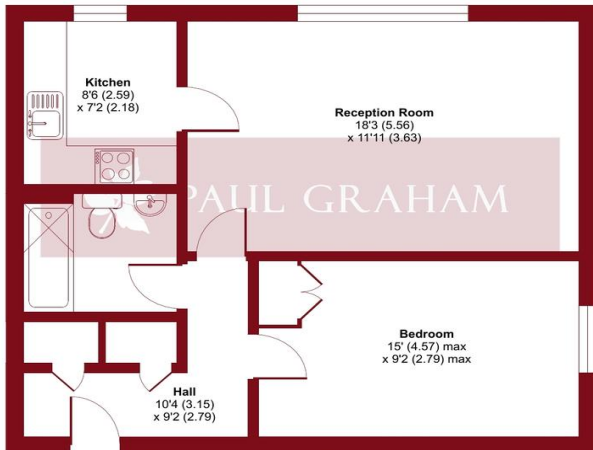


11 Laurel Manor, 18 Devonshire Road, Sutton, SM2 5EJ | **Guide Price £260,000**

This bright and spacious one-bedroom apartment is on the top floor of an attractive, well-maintained private development in South Sutton. The apartment features a generously sized double bedroom, a modern kitchen, and a contemporary bathroom. The living room is particularly bright and airy, providing a comfortable and inviting space. Additional benefits include a garage en-bloc and the availability of permitted parking. With a long lease of 990 years, this property represents a fantastic

Devonshire Road, SM2

Approximate Area = 563 sq ft / 52.3 sq m
For identification only - Not to scale



SECOND FLOOR

ENTRANCE HALL

RECEPTION ROOM 18' 3" x 11' 11" (5.56m x 3.63m)

KITCHEN 8' 6" x 7' 2" (2.59m x 2.18m)

BEDROOM 15' 0" x 9' 2" (4.57m x 2.79m)

BATHROOM

CUPBOARD X 2

GARAGE

LONG LEASE: 990 YEARS REMAINING

PERMIT PARKING AVAILABLE

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Paul Graham. REF: 1154891



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk