



PAUL GRAHAM

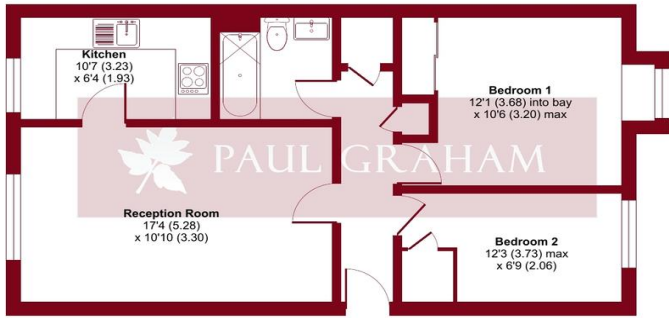


Flat 6 Adam Court, Thicket Road, Sutton, SM1 4PX | £260,000 Share of Freehold

Paul Graham is pleased to present this charming two-bedroom flat, offering a share of freehold, situated in a private modern development on Thicket Road in Sutton. The property is ready to move in with no onward chain, making it an excellent option for buyers seeking a smooth transition. Boasting a bright and spacious living room, a separate kitchen, and a well-appointed family bathroom, this flat combines comfort with functionality. An allocated parking space and a remarkable 950-year underlying lease further enhance its appeal.

Thicket Road, Sutton, SM1

Approximate Area = 596 sq ft / 55.3 sq m
For identification only - Not to scale



FIRST FLOOR

ENTRANCE HALL

RECEPTION ROOM 17' 4" x 10' 10" (5.28m x 3.3m)

KITCHEN 10' 7" x 6' 4" (3.23m x 1.93m)

BEDROOM 1 12' 1" x 10' 6" (3.68m x 3.2m)

BEDROOM 2 12' 3" x 6' 9" (3.73m x 2.06m)

FAMILY BATHROOM

CUPBOARD

ALLOCATED PARKING SPACE

SHARE OF FREEHOLD

950 YEAR LEASE

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2024. Produced for Paul Graham. REF: 1209941



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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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