



Sevenoaks Close, South Sutton,
Guide Price £280,000 - Leasehold

**WILLIAMS
HARLOW**



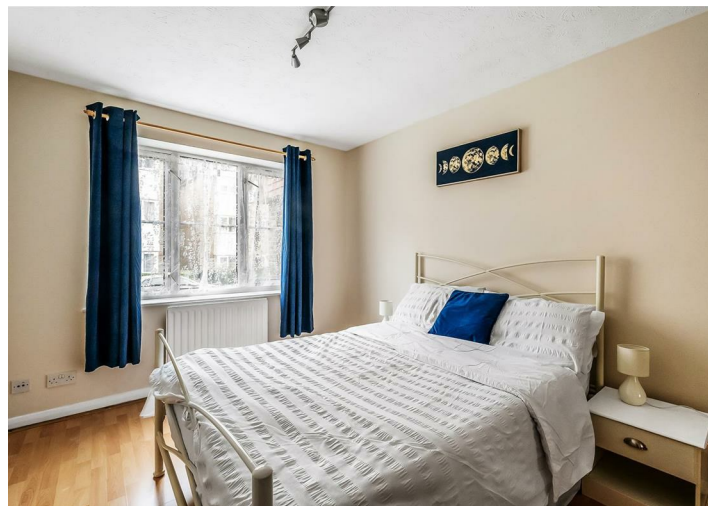
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Williams Harlow - Welcome to this charming two-bedroom apartment located on Sevenoaks Close in the desirable area of South Sutton. Situated on the ground floor As you enter the apartment, you are greeted by a well-proportioned reception room, providing an inviting area for relaxation and entertainment. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is its allocated parking space, a valuable asset in this bustling area. Residents will appreciate the proximity to Belmont Park, a lovely green space ideal for leisurely strolls or picnics. Additionally, the apartment is just a short distance from Sutton town centre, where you will find a variety of shops, restaurants, and amenities to cater to your everyday needs. The nearby railway station offers excellent transport links, making commuting to London and beyond a breeze.

The Property

A modern block in a modern development. Its an easy step into property and offers impressive and comfortable living. Accommodation includes two bedrooms, lounge, separate kitchen, bathroom and entrance hall. The property is accessed via the entry phone system.

Outdoor Space

Communal grounds and communal entrances provide access.

Local Area

Located minutes away from the desirable Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should View

These flats are extremely popular by investors for their stability and owner occupiers for their modernity and comfort. The location is very sought after and combines many favoured amenities which make life that little sweeter.

Features

Two Bedrooms - Separate Kitchen - Entry Phone System - Bathroom - Belmont South Sutton Location - Ground Floor- Parking

Benefits

Allocated Parking- Maintained and landscaped development - Close to Belmont Village and Bus STN - Close to Avenue-Road School - Close to Harris - Close To Sutton Town Centre - Close to A217 which leads to M25 - Close to Marsden Cancer Unit

Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Belmont Trains Station – London Victoria circa 50 mins. Buses -
80 - Belmont Via Sutton to Morden Tube.
164 - Sutton to Wimbledon
280 - St Georges Tooting to Belmont Via Sutton
N44 - Trafalgar Sq to Sutton
S1 - Banstead to Mitcham via St Helier Hospital
S2 - Epsom to St Helier
S3 - Belmont to New Malden Via Sutton
S4 - Purley Way to Sutton Via Wallington

Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11
Sutton Grammar- Ages 11-10
Sutton High- Ages 3-19

EPC AND COUNCIL TAX

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94 Years remining

SERVICE CHARGE

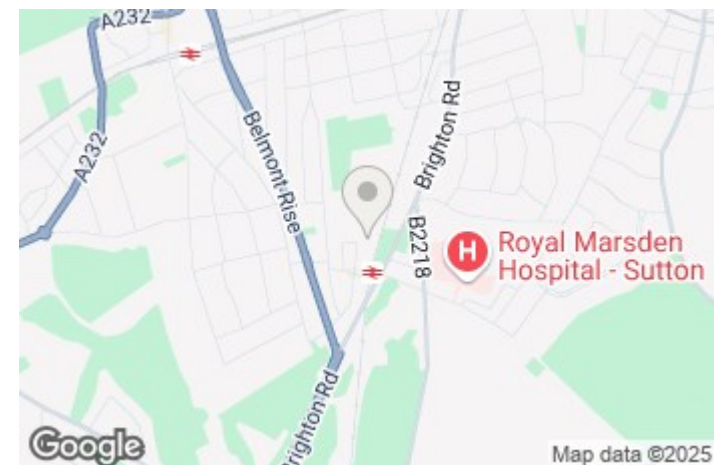
£1888.14 Per year

GROUND RENT

£207.08 Per year

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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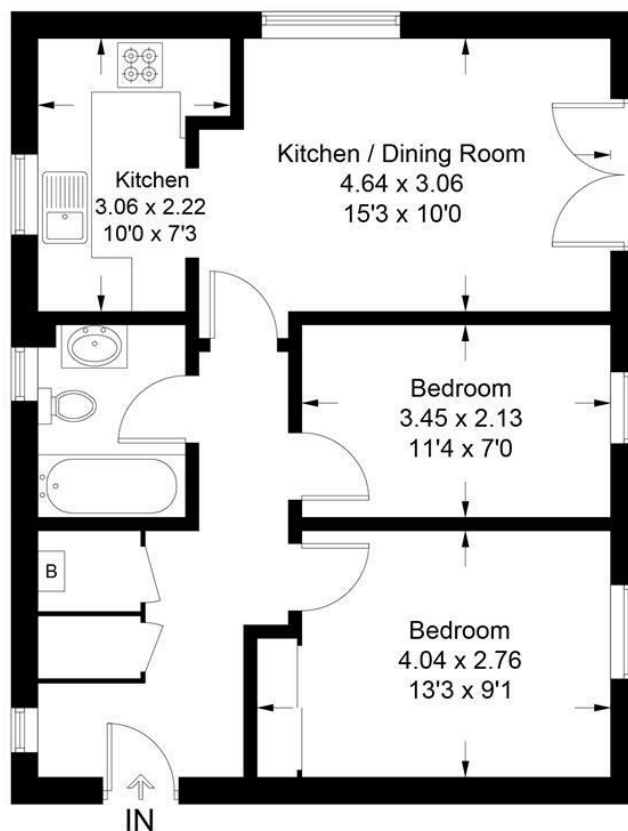
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Approximate Gross Internal Area = 53.2 sq m / 573 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1161648)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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