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138, Sutton Avenue,  
Eastern Green CV5 7NT

## 138, Sutton Avenue, CV5 7NT

\* WELL PRESENTED 2 BEDROOM GROUND FLOOR FLAT \* WITHIN A FEW WALKING PACES OF LOCAL SHOPS \* VACANT POSSESSION WITH NO UPWARD CHAIN \* SPACIOUS LOUNGE/ DINING ROOM \* FITTED KITCHEN WITH HOB & OVEN & WASHING MACHINE \* 2 BEDROOMS WITH BUILT IN WARDROBES \* FULLY TILED BATHROOM WITH SHOWER \* BRICK GARAGE

Situated along Sutton Avenue, here is a 2 bedroom GROUND FLOOR FLAT to be sold with no upward chain.

The property has gas central heating and upvc double glazed windows which must be viewed internally to be fully appreciated.

The Ground Floor flat incorporates Communal Entrance with intercom system to the Entrance hall, Spacious Lounge/dining room overlooking the communal gardens with the natural brook, Refitted kitchen with split level hob, oven and washing machine, 2 bedrooms both with built in fitted wardrobes, Fully tiled bathroom with contemporary white suite and shower. The property has a brick built garage ( no 15 ) and additional communal car parking with lawned communal gardens surrounding the complex with the natural brook.

The property is Leasehold with approximately 83 years remaining Maintenance is £85 per month including the Building Insurance with no ground rent applicable as the residents own an equal share of the Freehold.

selling quality  
property since 1995









## Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE/  
DINING ROOM

4.89 x 3.82

FITTED KITCHEN

BEDROOM ONE

3.67 x 2.28

BEDROOM TWO

3.67 x 2.96

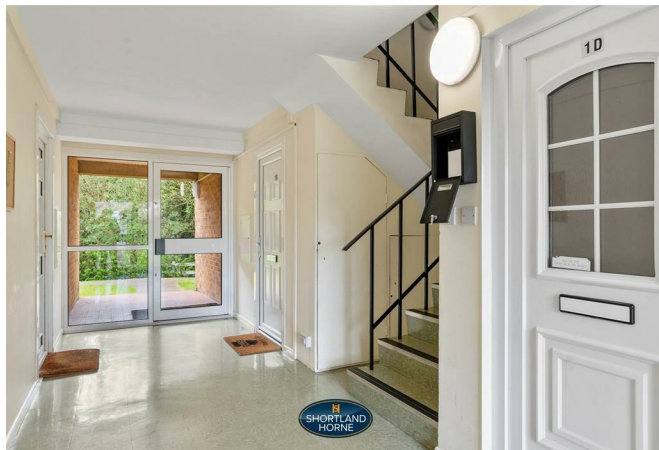
FULLY TILED  
BATHROOM WITH  
SHOWER

BRICK BUILT GARAGE  
( NO: 15 )

COMMUNAL CAR  
PARKING

LAWN COMMUNAL  
GARDENS

VIEWING  
RECOMMENDED  
WITH NO UPWARD  
CHAIN



# Floor Plan

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Intoplan ©2024

Total area: 587.00 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Home.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

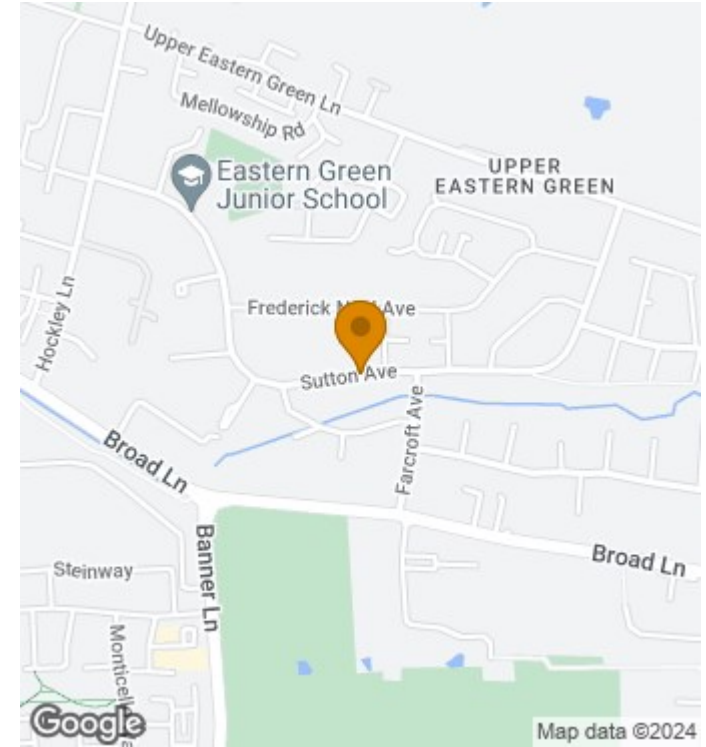
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

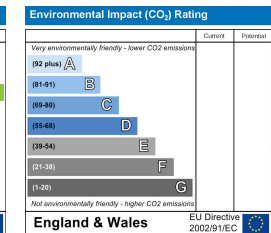
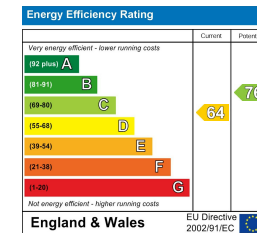
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



## EPC



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