



**Turnpike lane, Sutton, Surrey, SM1 4JJ**  
**£155,000 Leasehold**



Rarely available Studio flat set within the popular Sutton water gardens development. Short walk to Sutton Town Centre & BR Mainline Station. Several parks nearby and various bus routes. Easy access to A217 & M25 .

Property features include living area with pull down double bed \*Archway through to Fitted kitchen \*Refitted shower room/wc \* Full double glazing \* Allocated parking bay  
**\*\*962 YEAR LEASE\*\* NO CHAIN \***

**COMMUNAL SECURITY ENTRANCE :- Carpeted with Stairs to first floor landing**

**Hardwood front door to:-**

**ENTRANCE HALLWAY:-** Cloaks space, wall mounted fuse board, Cupboard housing hot water tank.

**LIVING /BEDROOM (14'8 x 10'3 ) 4.51m x 3.13m**

Hanging clothes rail, pull down double bed, television aerial point, two double glazed windows,  
**ARCHWAY TO KITCHEN AREA:-**





**REFITTED KITCHEN AREA ( 7'3 x 5'2 ) 2.22m x 1.58m**

Fitted with eye and low level units, work surfaces, Single drainer stainless steel sink unit with chrome taps, plumbing for washing machine, space for fridge freezer, Part tiled walls, smoke alarm, Vinyl flooring, Double glazed window.



**SHOWER ROOM/ WC**

White suite comprising corner shower cubicle with Triton electric shower, vanity unit with inset sink, chrome mixer tap, low flush wc, chrome heated towel rail, vinyl flooring.



**OUTSIDE :-**  
**Well maintained grounds with mature trees and bushes.**  
**Allocated parking bay**



**Lease :- 962 Years remaining ( 999 Years from October 1986)**

**Service charge :- £366 per year**

**Ground Rent :- £80 per year**

**Buildings Insurance:- £563.47 per year**

**Council tax band \* B \***

**We have not tested any apparatus, equipment, fitting or services and therefore cannot verify that they are in working order. Purchasers should satisfy themselves in all matters concerning planning consents, building regulations, leases and extension potential. Purchasers are also advised to arrange their own survey. anncharles property services**