



Basinghall Gardens, Sutton, Surrey, SM2 6AP
£325,000 Leasehold



Well presented Two bedroom first floor split level maisonette in prime Sutton location. Within short walk to mainline BR Station & Town centre. Bus routes into Banstead, Cheam, Wallington. Easy access to A217 & M25. Property features include * Spacious lounge leading to Modern Kitchen/ Diner * Fitted wardrobe cupboards to both bedrooms * Bathroom with overbath Electric shower * Electric thermostatically controlled radiators * full double glazing ** Long lease **

Canopied entrance :- Spacious exterior shared storage cupboard

New double glazed front door leading to :-

ENTRANCE LOBBY :- Cloaks space

STAIRS LEADING TO FIRST FLOOR:- Storage cupboard housing fuse board & electric meter.

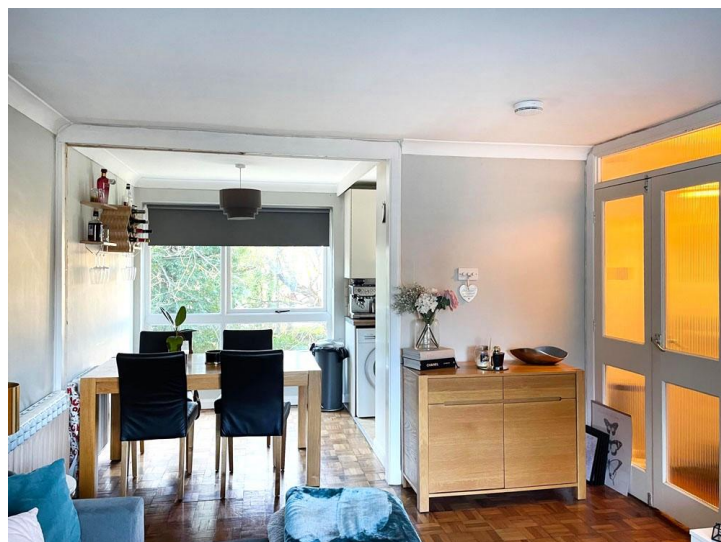
BRIGHT LOUNGE (16'6 x 11'8) 5.05m x 3.57m

Coved ceiling, Wall mounted electric thermostatically controlled radiator, Herringbone wood flooring, double glazed window overlooking front elevation with views of grounds, leading through to:-



KITCHEN / DINER (14'11 x 7'11) 4.55m x 2.42m

Fitted with modern eye and low level units, marble effect roll top work surfaces, stainless steel sink unit, mixer tap, plumbing for washing machine, space for fridge freezer, Integrated electric oven & hob, Canopy style stainless steel extractor hood, Vinyl flooring, double glazed window.



OPENPLAN STAIRS TO SECOND FLOOR :- Airing cupboard housing hot water tank

MASTER BEDROOM (11'8 x 11'3) 3.56m x 3.45m

Fitted double wardrobe cupboard plus storage/wardrobe cupboard, Wall mounted Modern electric radiator, double glazed window overlooking front elevation.



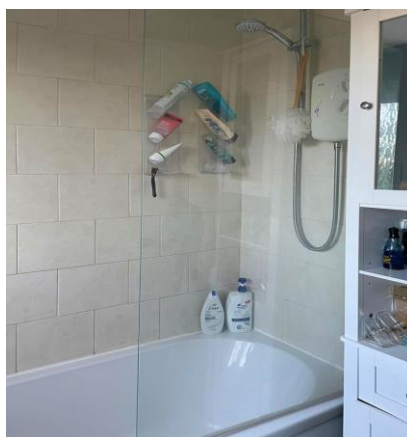
BEDROOM TWO (10'5 x 8'1) 3.19m x 2.43m

Built in wardrobe cupboard, Wall mounted electric radiator, double glazed window.



BATHROOM /WC

White suite comprising panelled bath with Electric Triton over bath shower and fitted screen, Vanity unit with e and inset sink, low flush wc, part tiled walls, double glazed frosted window, vinyl flooring.



OUTSIDE:-

Beautifully maintained grounds, Garage in block



Lease :- 162 Years remaining (222 years from 1963)

Service charge:- £1,246 (paid half yearly)

Buildings Insurance :- £246 per year

Council band * C *

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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 estate agents