



Kingfisher court, 37 Grove Road, Sutton, Surrey, SM1 2AG
£245,000 Leasehold



One bedroom first floor flat Located within 3 minutes walk to Sutton Town Centre & Mainline BR Station. Several bus routes. Easy access to A217 & M25. Property features include * Bright spacious lounge with feature fire place * Fitted kitchen to include Fridge freezer, Washing machine & Gas cooker * Double bedroom with built in wardrobe cupboard *Generous storage * Bathroom/wc with overbath electric shower *Laminate flooring *Double glazing * Allocated parking in rear grounds* EICR electrical & Gas safety certificates**NO CHAIN**

COMMUNAL ENTRANCE with Security keypad

STAIRS TO FIRST FLOOR : Electric meter cupboard

HARDWOOD FRONT DOOR – spy hole

ENTRANCE HALLWAY

Wall mounted thermostatically controlled radiator, Entry phone, Storage cupboard housing hot and cold water tanks, Spacious storage/cloaks cupboard with shelving, Laminate flooring.

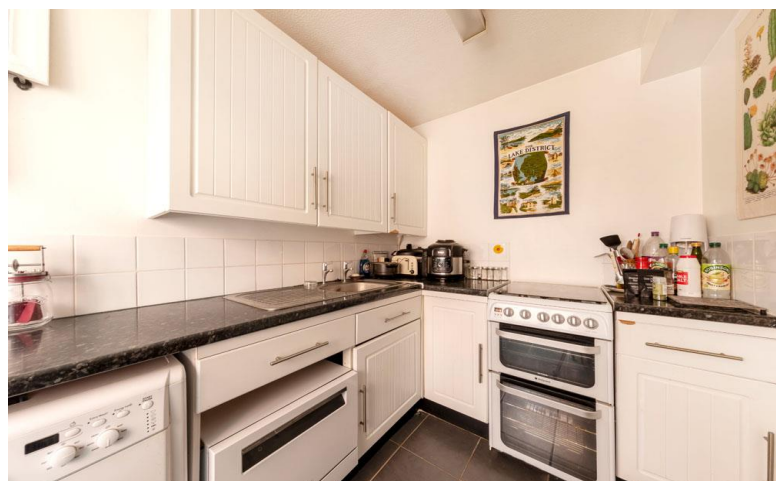
LOUNGE (18'4 x 10'9) 5.59m x 3.29m

Coved ceiling, Fire surround with fitted flame effect electric fire, double glazed window.



KITCHEN (10'9 x 6'5) 3.28m x 1.97m

Fitted with white eye and low level units, marble effect roll top work surfaces, Single drainer stainless steel sink unit with mixer tap, Part tiled walls, Fridge freezer, Washing machine, Gas cooker, Ceramic tiled floor, Double glazed window.



BEDROOM (9'10 x 9'9) 3.02m x 2.99m

Built in double Wardrobe cupboard with sliding doors, Wall mounted electric heater, Laminate flooring, Double glazed window.



BATHROOM/WC

White suite comprising Panelled bath with chrome mixer tap, Overbath Electric Triton shower, fitted shower rail, Pedestal wash hand basin, low flush w.c. Part tiled walls, Extractor fan, Towel rail, ceramic tiled floor.



OUTSIDE:-

Front & Rear well maintained grounds, Refuse storage cupboard,

Allocated Parking space to rear



LEASE :- 149 Years remaining

SERVICE CHARGE :-£1,793.50 Per year

BUILDINGS INSURANCE :- £640.67 Per year

GROUND RENT:- Peppercorn – No charge

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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
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