



Springwell Manor, 38 Albion Road, Sutton, Surrey, SM2 5TF
£345,000 :Leasehold



Beautifully presented two double bedroom first floor flat with lift service. Extremely well maintained development In one of South Suttons tree lined Roads.Few minutes walk to Sutton Mainline Station & Town centre. Property features include * Double built in wardrobe cupboards to both bedrooms*Fitted kitchen with integrated appliances *Family bathroom/wc plus ensuite to the master bedroom *gas central heating*full double glazing*gated allocated parking*security entrance* NO CHAIN

SECURITY COMMUNAL ENTRANCE

STAIRS & LIFT TO FIRST FLOOR :- Cupboard housing electric meter

HALLWAY :- Wall mounted entry phone, single radiator, storage cupboard housing fuse board, cupboard housing central heating boiler and cylinder tank, smoke alarm.

LOUNGE / DINER (17'4 x 11'1) 5.29m x 3.39m

Coved ceiling, two double radiators, double glazed splay bay window, opening through to:-



FITTED KITCHEN (11'1 x 6'1) 3.39m x 1.86m

A range of eye and low level quality units with roll top work surfaces, one and a half bowl stainless steel sink unit with soak away, Integrated Electric oven, fridge freezer, dishwasher.

Extractor fan, under counter lighting, ceramic tiled floor.



MASTER BEDROOM (17'8 x 10'1) 5.40m x 3.07m

Coved ceiling, double radiator, built in double wardrobe cupboard, double glazed splay bay window, door to :-

ENSUITE SHOWER/WC

White suite comprising double shower cubicle with chrome shower, low flush wc, pedestal wash hand basin, chrome mixer tap, heated towel rail, extractor fan, vinyl flooring.



BEDROOM TWO (11'4 x 9'4) 3.46m x 2.85m

Double radiator, built in double wardrobe cupboard, double glazed window.



FAMILY BATHROOM /WC

White suite comprising panelled bath with chrome mixer tap & shower attachment, pedestal wash hand basin, low flush wc, heated towel rail, extractor fan, fitted mirror with shaver point, vinyl flooring.



OUTSIDE :- FRONT :- Well maintained grounds, In and out driveway, gas meter

REAR :- Gated parking- Allocated bay, rear communal grassed area.



Lease :- 108 Years remaining

Service charge £2,460 per year, includes buildings insurance

Ground rent £250 per year

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