



**11 California court, 25 Downs road, Sutton, Surrey, SM2 5NR**  
**£245,000 Share of freehold**



Well presented one bedroom first floor flat located in a popular South Sutton Road. Direct access to A217 & M25 within short walk to Belmont Village shops, Restaurants bus routes & BR Station into London. 10 minutes walk to Sutton Town Centre & BR Station, close proximity to both Sutton & Royal Marsden hospitals. Property features include \*Bright Lounge /dining area \* Fitted kitchen with appliances \* Bathroom /w.c. with Electric overbath shower \*Double glazed windows \* Under floor heating \* Residents parking plus \*GARAGE\* NO CHAIN

COMMUNAL ENTRANCE :- entry phone system  
STAIRS TO FIRST FLOOR LANDING  
HARDWOOD FRONT DOOR

**ENTRANCE HALLWAY**

Coved ceiling, storage cupboard housing fuse board, wall mounted entry phone, heating thermostat control.

**LOUNGE ( 17' x 11'10 ) 5.18m x 3.35m**

Coved ceiling, wall lights, heating thermostat control, double glazed window overlooking rear Gardens, through to:-





**REFITTED KITCHEN ( 11'10 x 5'3 ) 3.35m x 1.78m**

Fitted with Quality eye and low level units, marble effect roll top work surfaces, part tiled walls, single drainer stainless steel sink unit, mixer tap, fridge freezer, washing machine, dishwasher, electric cooker, modern stainless steel extractor canopy, laminate flooring, stainless steel light fitting.



**DOUBLE BEDROOM ( 12'2 x 10' ) 3.73m x 3.10m**

Coved ceiling, heating thermostat control, double glazed window overlooking rear grounds.



**BATHROOM/W.C.**

White suite comprising panelled bath, chrome taps, overbath electric MIRA shower unit, pedestal wash hand basin, low flush w.c., spacious storage cupboard housing water tank, extractor fan.



**OUTSIDE :-**

Well maintained communal grounds, bin storage area, GARAGE IN BLOCK :- Up and over door.



Lease :- 151 Years remaining

Service charge :- £1,913.16 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