



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



Well presented Two double 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 with large windows overlooking well maintained grounds * Fitted Kitchen with Dining area * Fitted wardrobe cupboards to both bedrooms plus walk in cupboard to Master bedroom * Bathroom with overbath Electric shower * Electric thermostatically controlled radiators * full double glazing ** Long lease **

Canopied entrance :- Spacious exterior shared storage cupboard

Double glazed front door leading to :-

ENTRANCE LOBBY :- STAIRS LEADING TO FIRST FLOOR:- Storage cupboard housing fuse board & electric meter, cloaks space, Door to :-

OPENPLAN LOUNGE (15'9 x 11'4) 4.80m x 3.45m

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



KITCHEN DINER (14'6 x 7') 4.42m x 2.13m

Fitted kitchen with eye and low level units, chrome handles, beige mottled effect roll top work surfaces, single drainer stainless steel sink unit with mixer tap, Integrated electric oven & hob, extractor fan, plumbing for washing machine, Integrated fridge freezer, down lighters, double glazed window overlooking rear grounds.



STARIS TO FIRST FLOOR LANDING :- Storage cupboard housing hot water tank, access to spacious loft storage with pull down ladder.

MASTER BEDROOM (11'4 x 11') 3.45m x 3.35m

Built in double wardrobe cupboard with overhead storage plus walk in wardrobe cupboard, wall mounted electric heater, double glazed window overlooking pretty front grounds.



BEDROOM TWO (10'2 x 7'8) 3.10m x 2.34m

Double room with built in wardrobe cupboard plus overhead storage, double glazed window.



BATHROOM / WC

White suite comprising panelled bath with mixer tap, Triton electric shower & screen, pedestal wash hand basin, low flush wc, heated towel rail, vinyl flooring, double glazed frosted window.



OUTSIDE :- Extremely well kept communal grounds with table & chairs to be enjoyed by residents

PARKING :- Garage in block with up and over door, easy access plus residents private parking area (permit free of charge to be obtained from managing agents) plus free parking in Basinghall gardens for visitors.



LEASE :- 177 Years remaining (238 Years from January 1963)

SERVICE CHARGE :- £1,246 per year
BUILDINGS INSURANCE £243 per year
NO GROUND RENT CHARGE

Council tax band *C *
Energy rating *D*

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