

FOR SALE



Grange Road, Sutton, Cheam, SM2
"Offers In Excess of" £350,000 LH 150 Years

MARTIN&CO



Grange Road, Sutton, Cheam, SM2

2 Bedrooms, 1 Bathroom, Garage.

- FIRST FLOOR LUXURY APARTMENT
- 2 DOUBLE BEDROOMS
- NO CHAIN. MOVE IN IMMEDIATELY
- RECEPTION ROOM WITH JULIET BALCONY
- VIEWS OVER REAR COMMUNAL GARDENS
- MODERN SEPARATE KITCHEN (NEW D/W)
- MODERN BATHROOM
- NEW ELECTRIC SHOWER 2022
- NEW MODERN DÉCOR THROUGHOUT
- NEW FUSE BOX/CONSUMER UNIT 2022
- 2 STORAGE CUPBOARDS IN HALLWAY
- WHITE PAINTED WALLS
- NEW GREY CARPETS
- GARAGE EN BLOCK TO THE REAR
- STORAGE SHED ACCESS
- NEW BOILER END 2022 + GUARANTEE
- MAJORITY NEW RADIATORS FITTED
- NEW DOUBLE GLAZING 2023
- ACCESSIBLE TO SUTTON & CHEAM SHOPS
- CHEAM/ WEST SUTTON STATIONS NEARBY
- ACCESS TO SUTTON STATION
- EXCELLENT LOCAL SCHOOLS
- LONG 150 YEAR LEASE + SINKING FUND
- PEPPERCORN GROUND RENT
- VISITOR PARKING & STREET PARKING
- KEYS HELD

A well presented two double bedroom first floor apartment, located for easy access into Sutton Town Centre with its array of shops, restaurants, gyms, excellent local schools, green spaces and transport links. Plus Cheam Village and West Sutton main line train stations are within walking distance, offering services into Central London.

Freshly updated with modern décor, now with white walls & new grey carpets, replaced double glazed windows & balcony doors 2023, new boiler & fitted radiators end 2022 (10 year boiler Guarantee), gas certificate 2024 & EICR electric test till 2027. This apartment also benefits from a secure entry system, well kept communal gardens, visitor's parking, on street parking, Juliet balcony with views over gardens, rear storage space and a GARAGE to the rear. Immediately available with a LONG 150 YEAR LEASE & NO CHAIN.

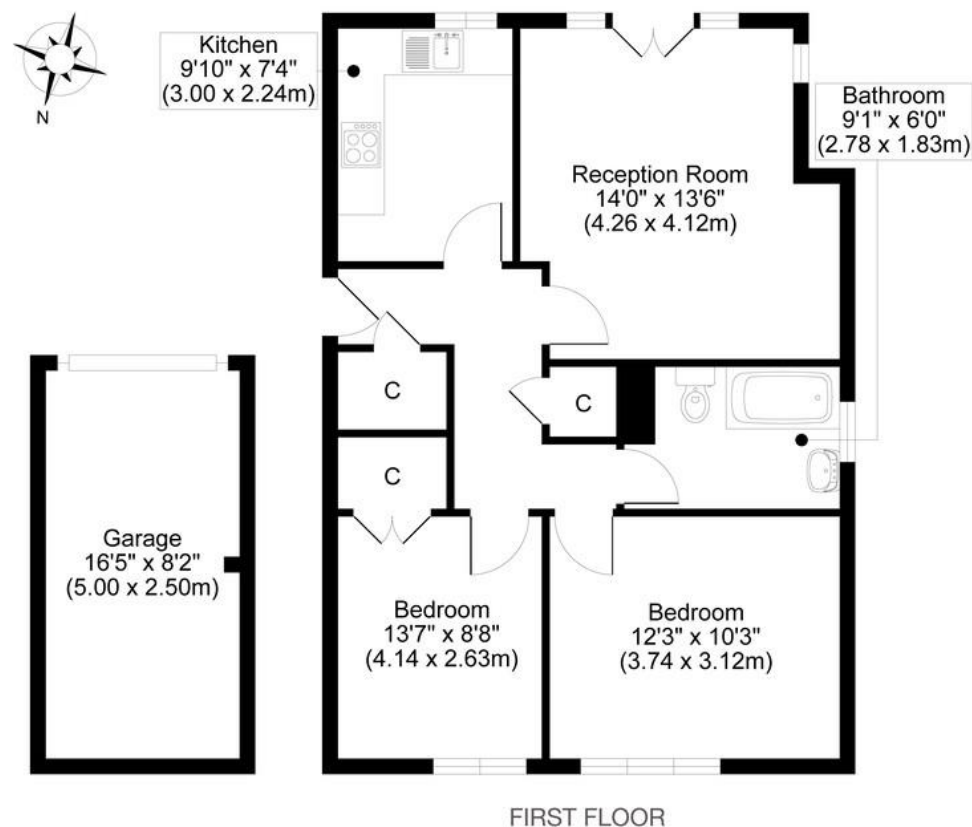
VIEWING HIGHLY RECOMMENDED. EPC Band C. Sutton Council Tax Band C = 2,017.53.



GARDEN COURT, GRANGE ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 777 SQ.FT (72 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 642 SQ.FT (60 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

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