

HUNTERS[®]
HERE TO GET *you* THERE



All Saints Road, Sutton, SM1 3DB

£280,000



This charming first floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 614 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this property is the 988 year lease with a share of the freehold, which provides peace of mind and security for future ownership. Additionally, the absence of ground rent is a significant advantage, allowing for more financial freedom.

For those with vehicles, the property includes a garage. The location is particularly appealing, as it is situated close to Sutton Common train station, offering excellent transport links for commuters and easy access to the vibrant amenities of Sutton town centre.

With no onward chain, this flat is ready for you to move in without delay. Whether you are looking to invest or find your next home, this property presents a wonderful opportunity in a sought-after area. Do not miss the chance to make this delightful flat your own.

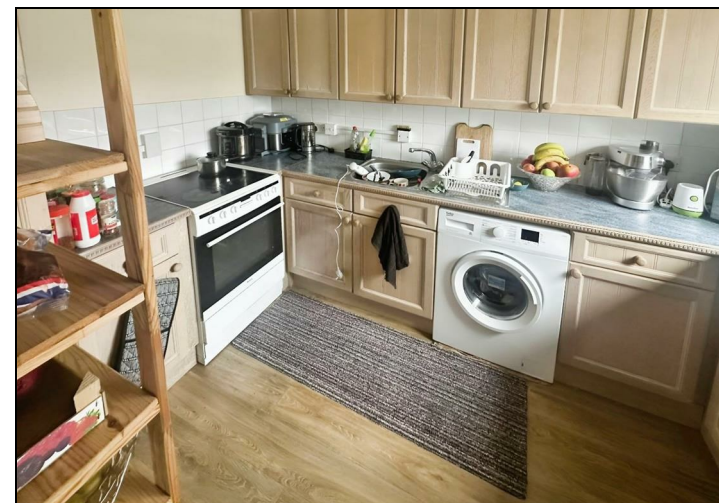
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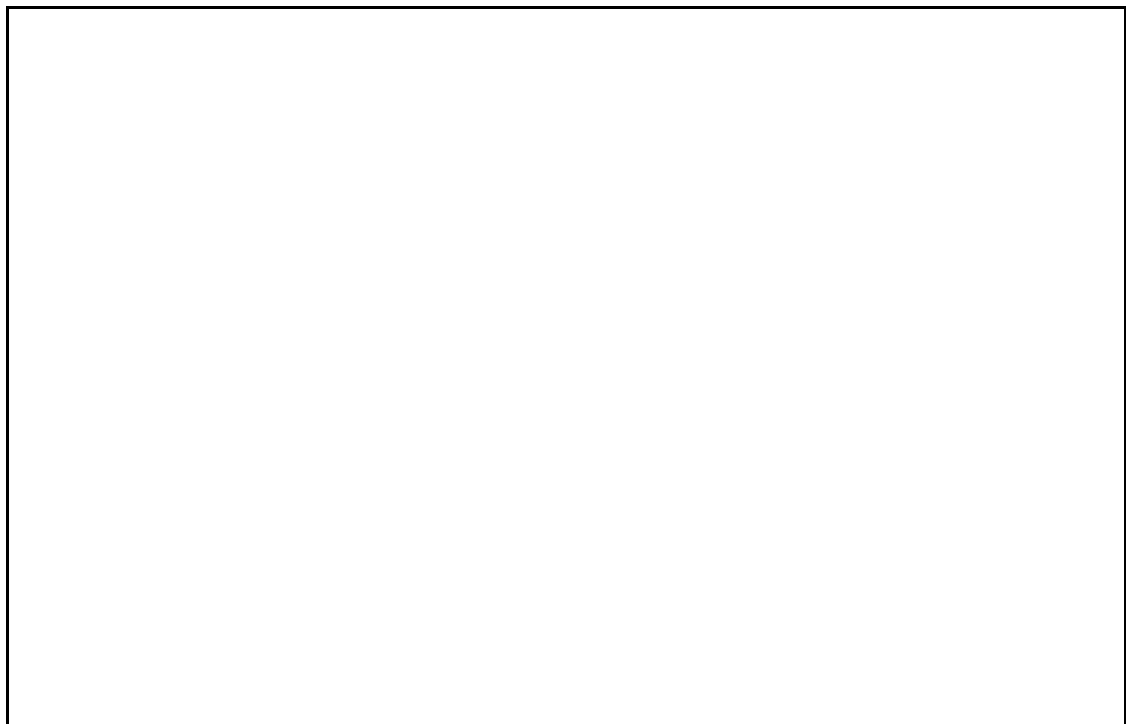


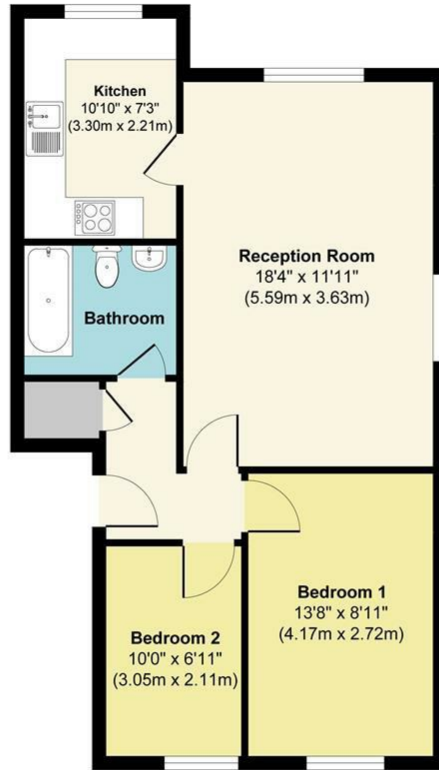
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KEY FEATURES

- 998 YEAR LEASE
- SHARE OF FREEHOLD
- GARAGE
- DOUBLE GLAZING & ELECTRIC HEATING
- SPACIOUS LIVING ROOM
- ENTRYPHONE SYSTEM
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN





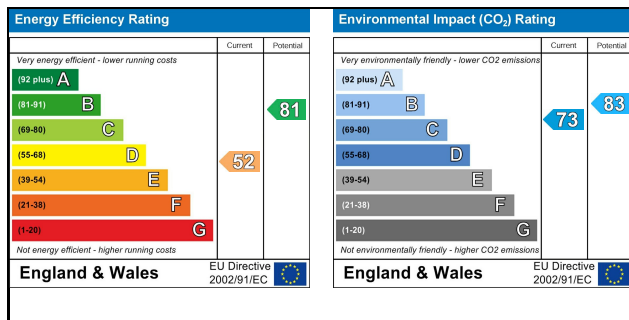
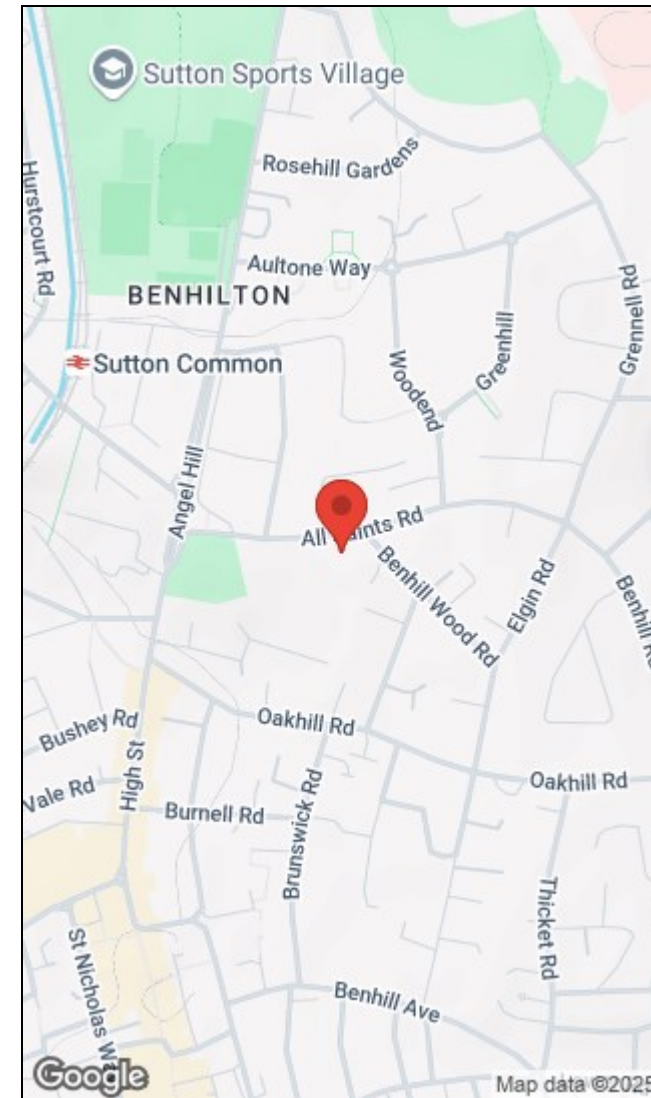


Floor Plan

Approx. Gross Internal Floor Area 614 sq. ft / 57.00 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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