Butler's
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# Ringstead Road

## Sutton, SM1 4SQ

If you are looking for a totally unique and one off property, then we may just have the answer to your prayers at Ravensbury Court! This incredible 2 bedroom apartment has been well looked after, having bags of space and is somewhere you'll be proud to call your home - this really is an opportunity too good to miss!
Location-wise, you are situated in a central Sutton position, on the doorstep of excellent amenities, open spaces and transport links - such as Sutton Mainline station being a short walk away, providing quick links into town. It's also just a just a quick stroll into the high street, with you having outstanding schooling in close proximity.
Within the property itself, you'll appreciate the size of the rooms, with layout currently offering a huge amount of versatility, with a large lounge/diner, adjacent to a generously sized modern kitchen, with plenty of worksurfaces to cook up a storm in. Continuing the theme with large proportions, there are two great-sized bedrooms and separate study that is currently also being used as another bedroom, all served by a a spacious family bathroom.
However the property also unusually comes with the a private area of the communal gardens and a garage en-bloc to the rear, accessed via the side of the building.

£1,650 Per month

# Ringstead Road

## Sutton, SM1 4SQ

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- GUIDE PRICE £325,000 - £340,000
- Fantastic two bedroom first floor apartment
- NO ONWARD CHAIN
- Generous living/dining room ideal for relaxing and entertaining
- Spacious kitchen with ample storage and workspace
- Garage to the rear of the block
- Private space set within communal gardens
- Fantastic location close to excellent schooling, transport links & amenities

FIRST FLOOR

Hallway

Living/ Dining Room
20'11x 15 (6.38mx 4.57m)

Kitchen
9'8 x 8'2 (2.95m x 2.49m)

Bedroom
15 x 10'2 (4.57m x 3.10m)

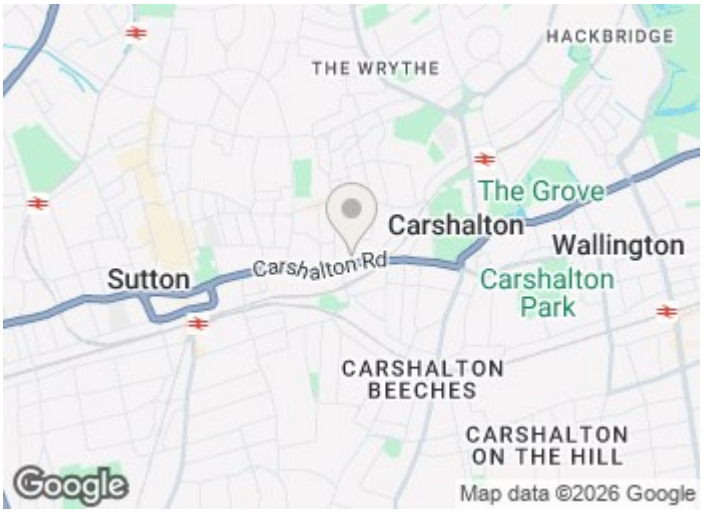
Bedroom
10'2 x 8'11 (3.10m x 2.72m)

Bathroom
6'4 x 6'3 (1.93m x 1.91m)

OUTSIDE

Private area in communal gardens

Garage




Directions





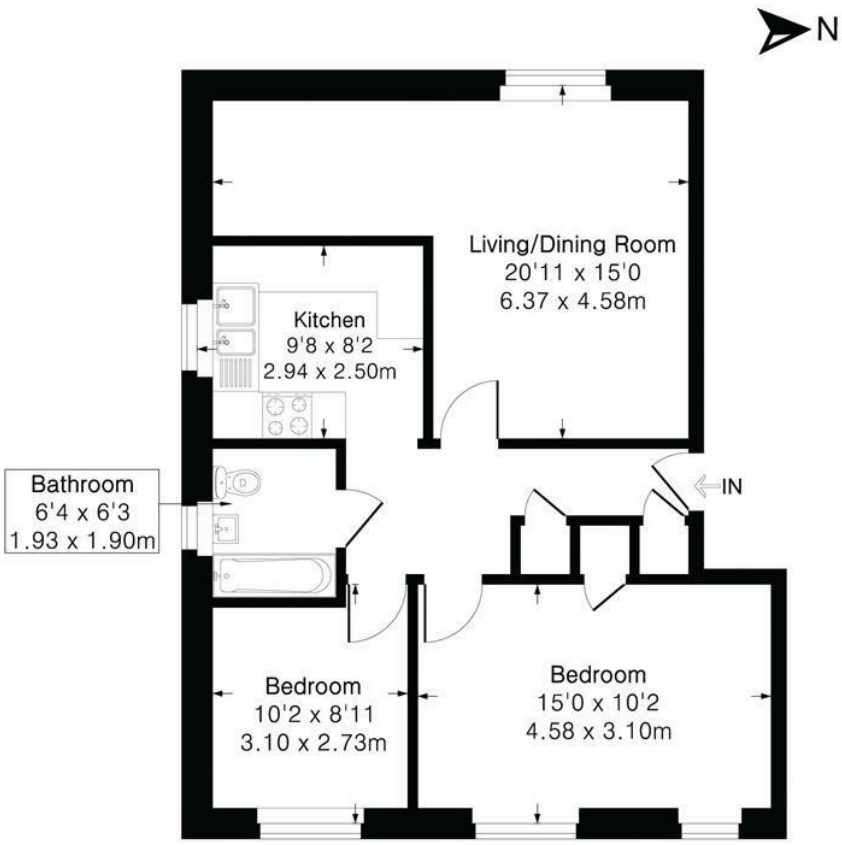






# Floor Plan

**Approximate Gross Internal Area 692 sq ft - 64 sq m**



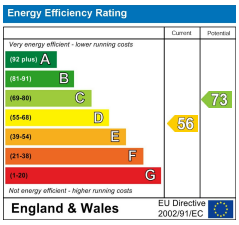

First Floor

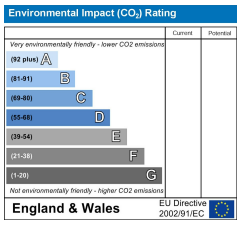
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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