



HUNTERS[®]

HERE TO GET *you* THERE



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Glena Mount, Sutton

Guide Price £275,000 - £300,000

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NO ONWARD CHAIN & SHARE OF FREEHOLD! This spacious top-floor flat spans an impressive 784 square feet, featuring two double bedrooms, perfect for a small family or professionals seeking extra space. The inviting reception room provides a comfortable area for relaxation and entertaining, while the well-appointed bathroom and separate toilet ensure convenience for daily living.

One of the standout features of this flat is the very long lease with a share of the freehold, providing peace of mind and security for future homeowners. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Residents will appreciate the availability of parking on a first-come, first-served basis, making it easier to accommodate vehicles in this popular development. The location is ideal, with local amenities and transport links within easy reach, ensuring that everything you need is just a stone's throw away.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com

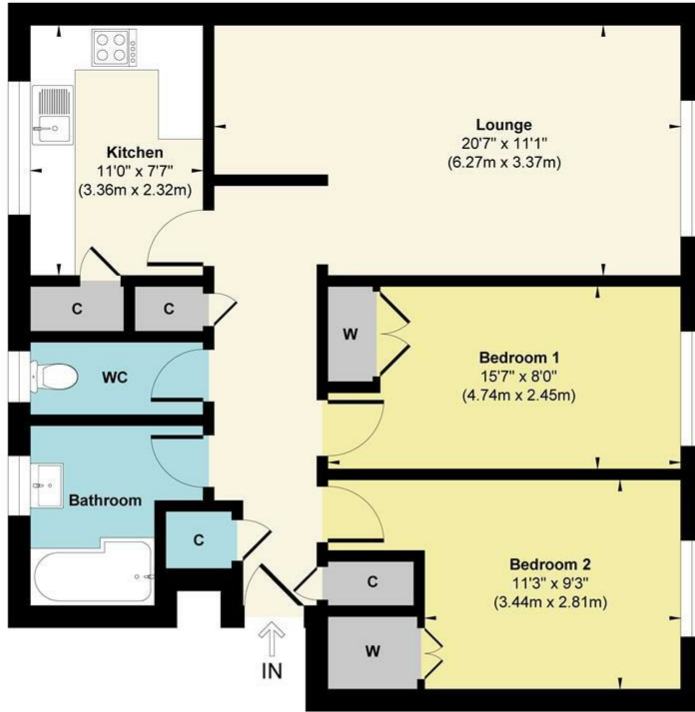


KEY FEATURES

- GUIDE PRICE £275,000 - £300,000
 - EXCLUSIVE TO HUNTERS
- SHARE OF FREEHOLD WITH 943 YEAR LEASE
 - RESIDENTS PARKING
 - TWO DOUBLE BEDROOMS
 - SPACIOUS LIVING ROOM
 - COMMUNAL GARDENS
 - NO ONWARD CHAIN



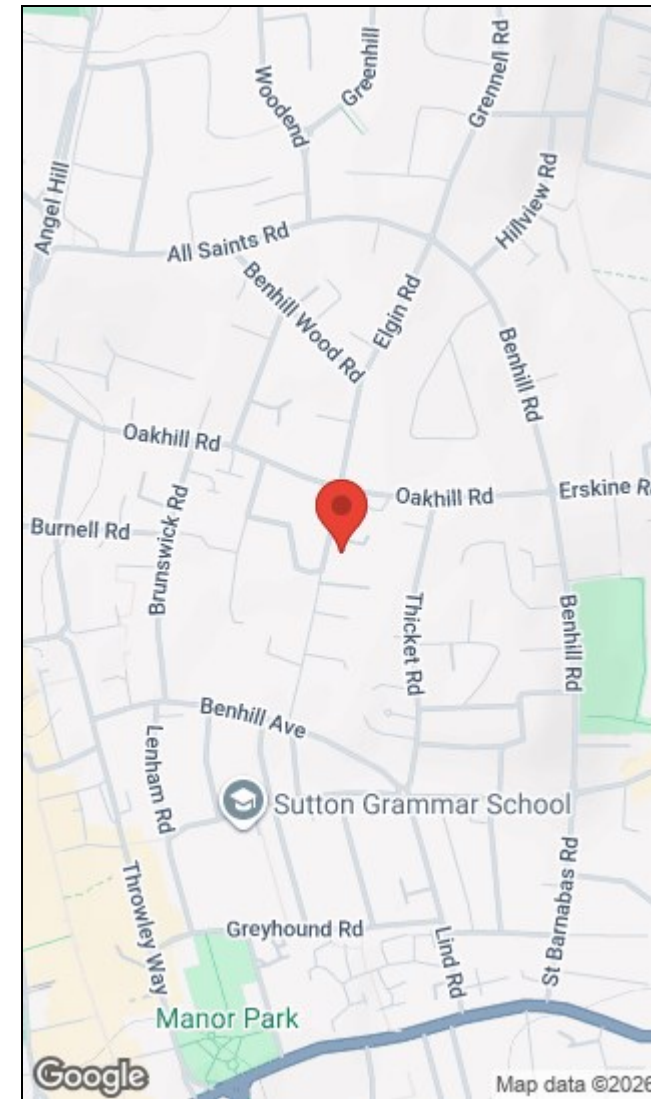




Approximate Floor Area
784 sq.ft
(72.88 sq.m)

Approx. Gross Internal Floor Area 784 sq. ft / 72.88 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	66	75	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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