



Cromwells

Flat 3, Buckingham Court, 9 Dorset Road

Sutton

Guide Price £325,000

Flat 3

Buckingham Court, Sutton

Offered to the market is this immaculate 2 double bedroom, 1st floor apartment. The property offers bright lounge diner with Juliette balcony, modern kitchen, modern bathroom, 2 double bedrooms, gas central heating, double glazing, long lease, garage en-bloc. Located ideally for access to shops, amenities, parkland and transport. Internal viewing highly recommended.

Council Tax band: C

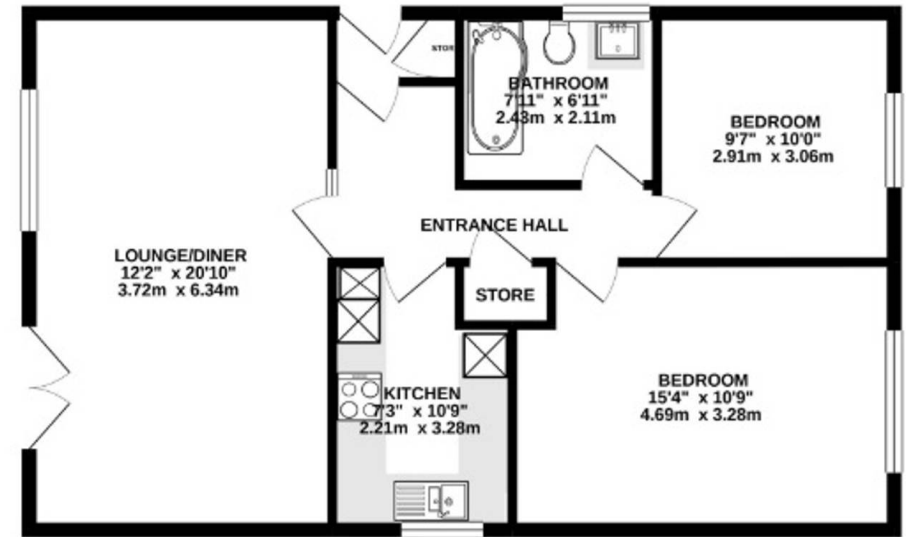
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Square Foot - approx. 724 sq.ft (67.3 sq.mt)

- 2 Double Bedrooms
- Long Lease
- Modern Bathroom and Kitchen
- Garage En-bloc



TOTAL FLOOR AREA : 724 sq.ft (67.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been inspected and no guarantee as to their capability or efficiency can be given.
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Communal Entrance

Entry phone system, stairs to 1st floor landing, front door.

Inner Hallway

Carpeted, meter cupboard, door to

Hallway

Carpeted, wall mounted entry phone system, wall mounted thermostat, door to storage cupboard with shelving, radiator, door to

Kitchen

7' 3" x 10' 9" (2.21m x 3.28m)

Modern range of wall mounted units with matching cupboards and drawers below, work surface, inset 1.5 bowl sink and drainer, integrated double oven, space for fridge/freezer, space and plumbing for washing machine, integrated dishwasher, "Worcester" boiler, radiator, double glazed window to side aspect, wood effect flooring.

Lounge / Diner

12' 2" x 20' 10" (3.72m x 6.34m)

Double glazed window and doors to front aspect, 2 radiators, carpeted.



Bedroom

15' 5" x 10' 9" (4.69m x 3.28m)

Double glazed window to rear aspect, radiator, carpeted.

Bedroom

9' 7" x 10' 0" (2.91m x 3.06m)

Double glazed window to rear aspect, radiator, carpeted, range of fitted wardrobes.

Bathroom

Modern white suite comprising P shape bath with shower overhead, w/c, wash hand basin with drawer below, chrome radiator, double glazed window to side aspect.

Garage En-Bloc



Cromwells Estate Agents

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