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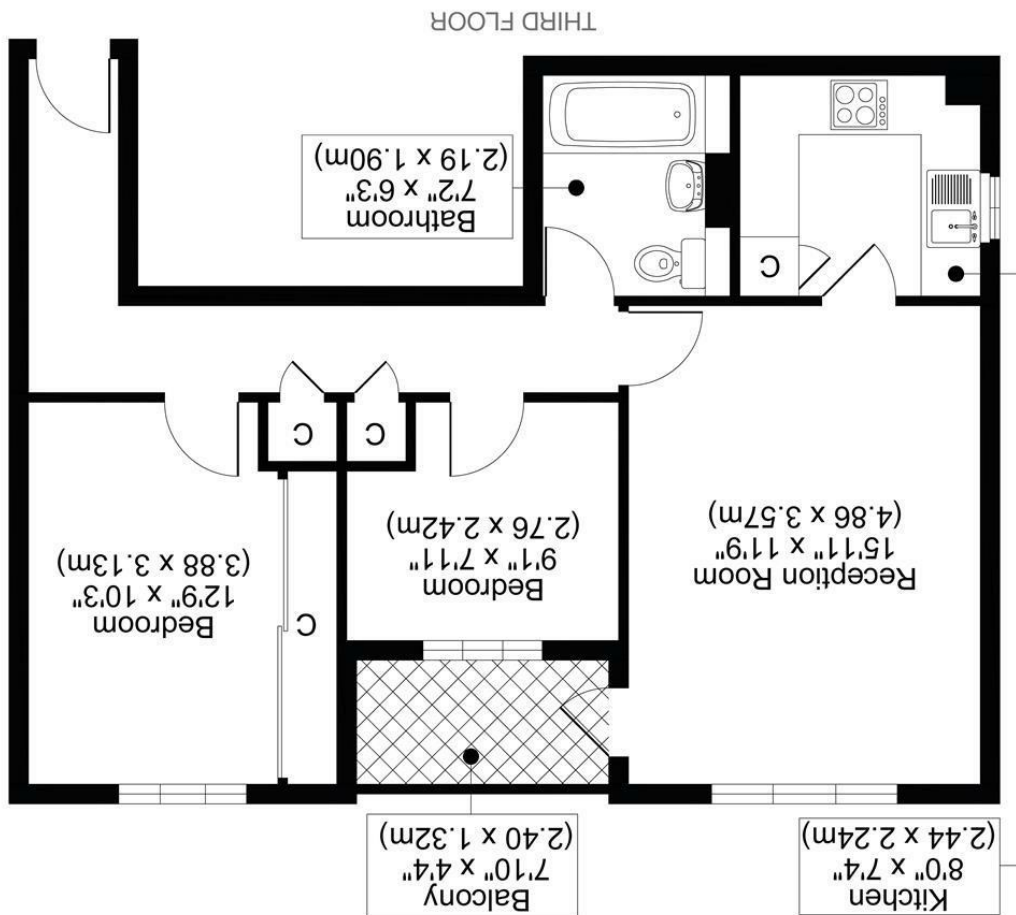
RICS

The Property
Ombudsman

CHRISTIES

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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.



CLAREMONT HOUSE, WORCESTER ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 595 SQ.FT (55 SQ.M)



CHRISTIES



45 WORCESTER ROAD, SUTTON SM2 6PB

GUIDE PRICE: £300,000 - £325,000

SITUATED ON THE EVER-POPULAR WORCESTER ROAD IN SUTTON, THIS WELL-PRESENTED TWO-BEDROOM SECOND-FLOOR APARTMENT OFFERS BRIGHT AND SPACIOUS ACCOMMODATION, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS.

THE PROPERTY FEATURES A GENEROUS RECEPTION ROOM, TWO WELL-PROPORTIONED BEDROOMS, A WELL-APPOINTED BATHROOM, AND A PRACTICAL LAYOUT THROUGHOUT. A PRIVATE BALCONY PROVIDES THE PERFECT SPOT TO ENJOY A MORNING COFFEE OR UNWIND AT THE END OF THE DAY.

FURTHER BENEFITS INCLUDE A SHARE OF THE FREEHOLD, OFFERING ADDED PEACE OF MIND, AND NO ONWARD CHAIN, ALLOWING FOR A SMOOTH AND STRAIGHTFORWARD PURCHASE.

CONVENIENTLY LOCATED WITHIN EASY REACH OF SUTTON TOWN CENTRE AND SUTTON MAINLINE STATION, THE PROPERTY ENJOYS EXCELLENT ACCESS TO A WIDE RANGE OF SHOPS, RESTAURANTS, LEISURE FACILITIES, AND TRANSPORT LINKS INTO CENTRAL LONDON.

OFFERING SPACIOUS ACCOMMODATION, A PRIVATE BALCONY AND A HIGHLY SOUGHT-AFTER LOCATION, THIS ATTRACTIVE APARTMENT REPRESENTS AN EXCELLENT OPPORTUNITY FOR ANYONE LOOKING FOR A WELL-LOCATED HOME IN SUTTON.

£1,800 ANNUAL MAINTENANCE - AS ADVISED BY OUR VENDOR.
981 YEARS REMAINING ON LEASE.

OFFERS IN THE REGION OF £300,000

- TWO BEDROOMS
- SECOND FLOOR
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES
- COUNCIL TAX BAND D
- EPC RATING C

