



Epsom Road, Sutton

£220,000



# Epsom Road, Sutton



## Description

Located on Epsom Road in Sutton, this modern two-bedroom flat offers a delightful blend of comfort and convenience. With a well-designed open plan kitchen and dining area, this apartment is perfect for both entertaining guests and enjoying quiet evenings at home. The spacious reception room provides a welcoming atmosphere, ideal for relaxation.

The property features two generously sized bedrooms, ensuring ample space for rest and personalisation. The bathroom is well-appointed, catering to all your daily needs. With a long lease in place, this flat presents an excellent opportunity for both first-time buyers and investors alike.

Situated in a prime location, the flat boasts easy access to transport links, making commuting a breeze. Additionally, you will find a variety of local amenities just a stone's throw away, enhancing the convenience of daily living.

This charming apartment is not just a home; it is a lifestyle choice, offering modern living in a vibrant community. Whether you are looking to settle down or seeking a lucrative investment, this property is certainly worth considering.



## Accommodation

### Lounge:

Triple window to front wall with single radiator below

### Open/plan kitchen:

Wooden work surfaces with country styles cupboards below and above. A stainless steel sink with mixer tap. Single unit oven & hob, washing machine, slim line dishwasher and black glass free standing fridge/freezer.

### Bedroom 1:

Window to rear with single radiator below, wood floor.

### Bedroom 2:

Floor to ceiling window with fitted shutters, single window with fitted shutters and a single radiator to rear wall. Wooden floor.

### Bathroom:

White floor to ceiling tiles, white glossy matching wc, sink and bath with over head shower.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

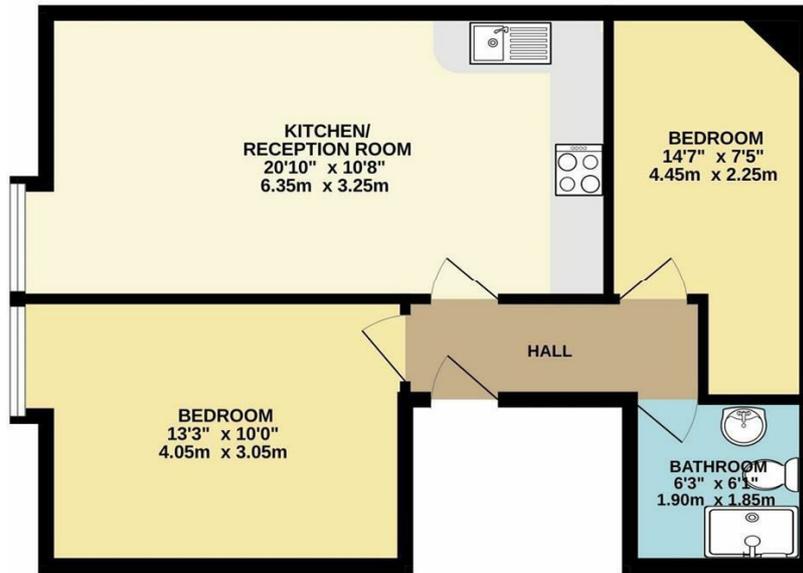
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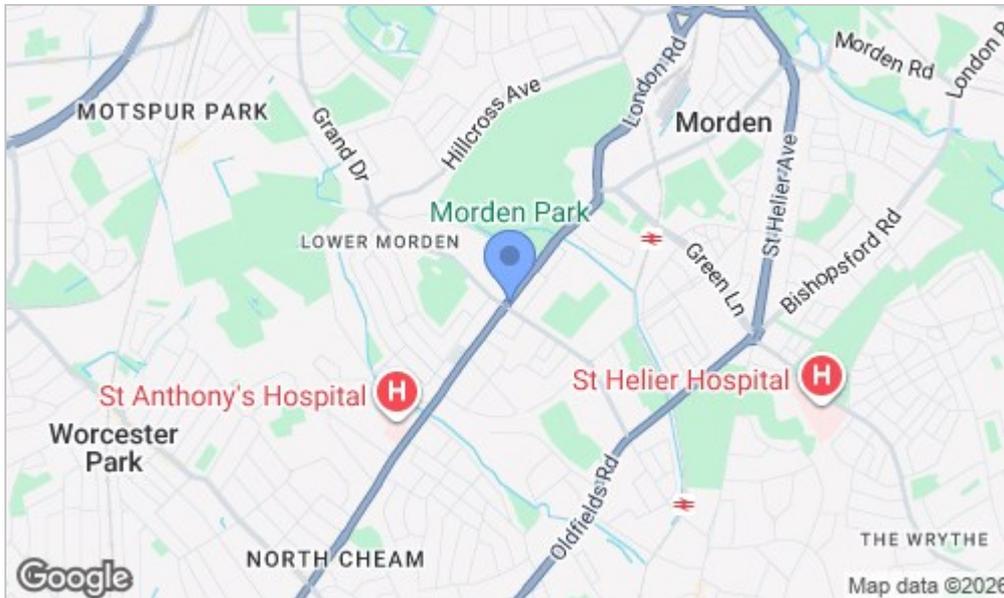
## Floor Plan

FIRST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.

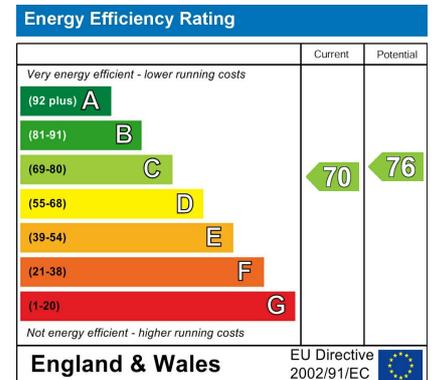


TOTAL FLOOR AREA - 544 sq.ft. (50.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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