

2 Bedroom Self Contained Flat for Sale - Guide Price £320,000

Grange Road, Sutton, SM2 6SQ



KEY FEATURES:

- TWO-BEDROOM APARTMENT
- SPACIOUS LIVING/DINING ROOM
- SEPARATE FITTED KITCHEN
- RESIDENTS' PARKING
- PRIVATE GARAGE
- WELL-MAINTAINED COMMUNAL GROUNDS
- POPULAR RESIDENTIAL DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS

Description

A well-presented and spacious (vacant) two-bedroom apartment situated within the popular Sandown Court development, ideal for first-time buyers, downsizers, or investors.

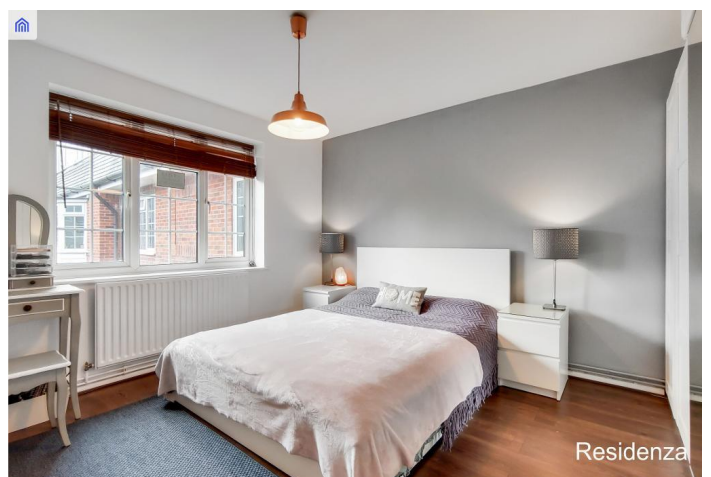
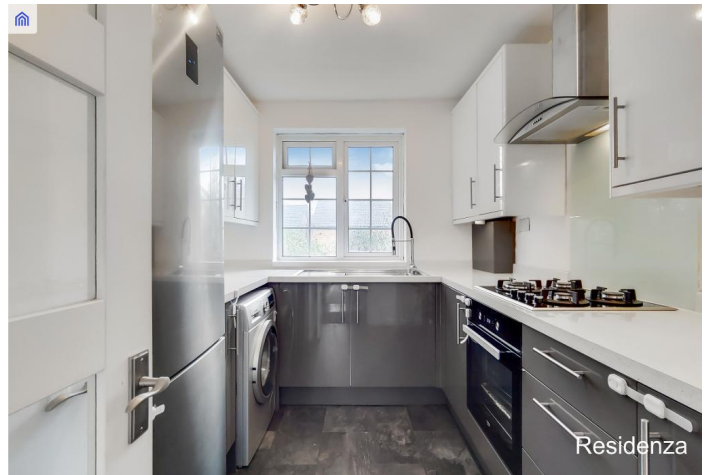
The accommodation comprises an entrance hall, generous living/dining room, separate fitted kitchen, two well-proportioned bedrooms, and a bathroom. Further benefits include residents' parking and well-maintained communal areas.

Located in the highly sought-after South Sutton area, the property is within easy reach of Sutton town centre, local amenities, excellent transport links, and a range of nearby parks and green spaces.

Early viewings are highly recommended.

Additional Information:

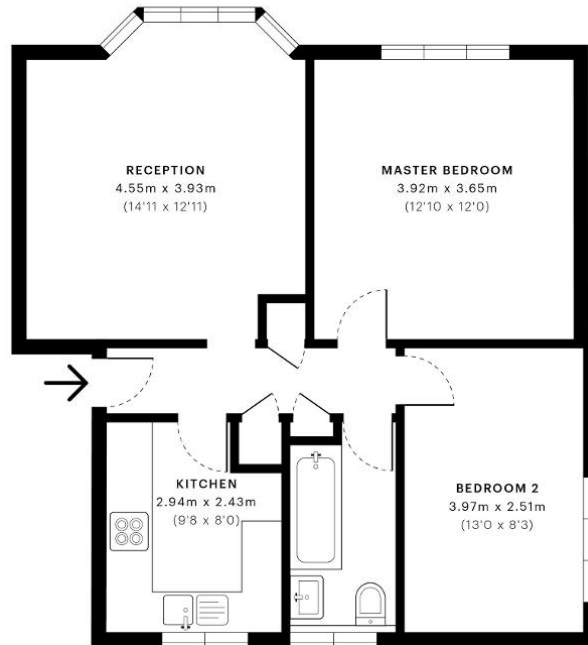
- Two double bedrooms
- Approx. 633 sq. Ft
- First-floor flat
- Private garage
- Off-street/ Residents parking
- Attractive communal gardens
- Leasehold (173 years remaining)
- Service charge: Approx. £2,328 pa
- Ground rent: £0
- Council Tax Band: C
- Chain free





Floorplan(s)

	Sandown Court, SM2		GROSS INTERNAL AREA 58.8 Sqm / 633.4 Sqft
	CAPTURE DATE 25/11/2019	LASER SCAN POINTS 28,274,083	



— First Floor

 GROSS INTERNAL AREA (GIA) The footprint of the property. 58.8 Sqm / 633.4 Sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head. 56.0 Sqm / 602.7 Sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	 RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IMS 18 RESIDENTIAL
60.0 Sqm / 648.3 Sqft
IMS 50 RESIDENTIAL
57.2 Sqm / 615.5 Sqft

SPEC ID
5d80218b724be0a36a34646

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		