



Sovereign Apartments High Street, Sutton SM1 1AP

welcome to

Sovereign Apartments High Street, Sutton

Welcome to this beautifully presented two-bedroom, two-bathroom apartment located in the vibrant heart of Sutton. Perfectly positioned just steps from Sutton High Street, this modern flat offers the ultimate blend of comfort, convenience, and contemporary living.

Set within a well-maintained development, the property boasts a spacious open-plan layout with sleek finishes throughout. The generous living area flows seamlessly onto a large private balcony-ideal for morning coffee, evening relaxation, or entertaining guests. Both bedrooms are well-proportioned, with the master featuring an en-suite bathroom, while the second bathroom is perfect for guests or family.

Enjoy the peace of mind that comes with a long lease and allocated parking, making city living stress-free. The apartment also benefits from secure entry and lift access, adding to its appeal for professionals, couples, or investors.

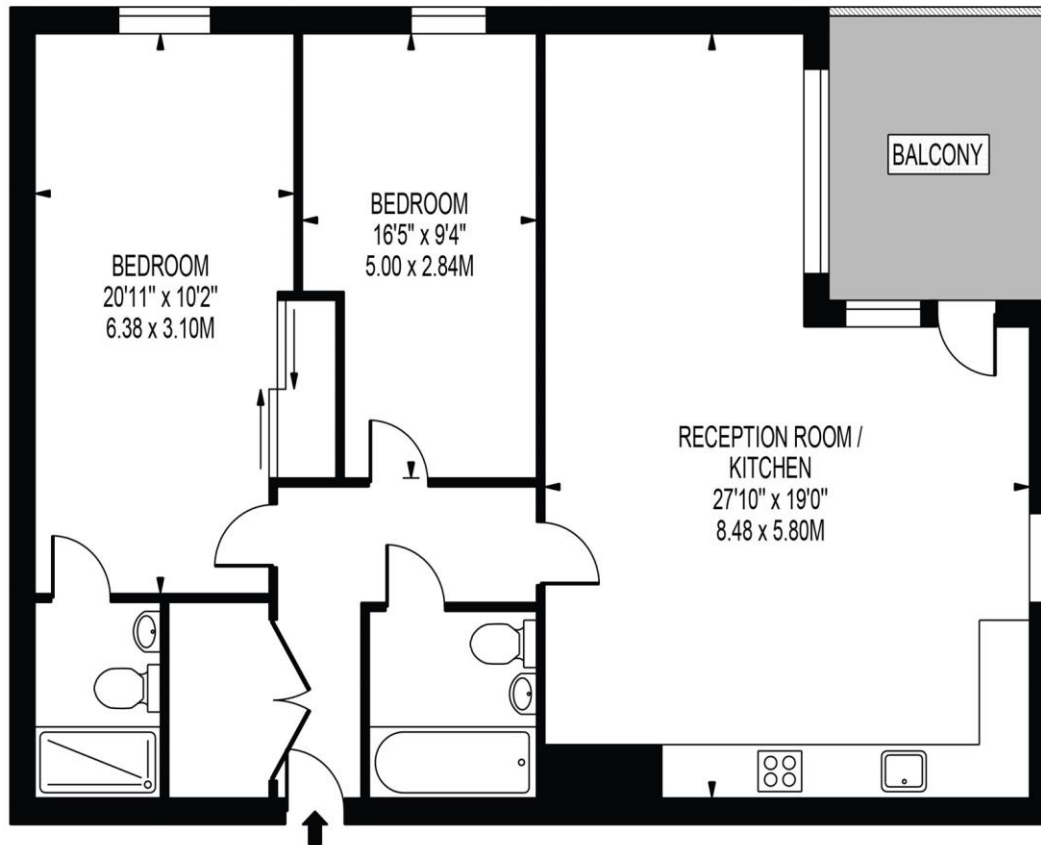
Location is key, and this property delivers. With Sutton Common Station within walking distance, commuting to Central London and beyond is effortless. Plus, you're just moments from an array of shops, cafes, restaurants, and local amenities-everything you need right on your doorstep.

Whether you're looking for your first home, a stylish upgrade, or a smart investment, this apartment ticks all the boxes. Don't miss your chance to own a slice of Sutton's thriving community.



SOVEREIGN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1006 SQ FT - 93.43 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Sovereign Apartments High Street, Sutton

- Two spacious double bedrooms with modern finishes
- Two contemporary bathrooms, including an en-suite
- Large private balcony ideal for relaxing or entertaining
- Allocated parking space included
- Long lease offering peace of mind

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110893



Property Ref:
SUT110893 - 0012

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