

Sutton Court Road  
Sutton, SM1 4FQ  
Guide price £220,000





# Sutton Court Road, Sutton, SM1 4FQ

Positioned in a recently built development located in the heart of the town, next to Sutton mainline train station and the high street, this one bedroom, fourth floor, purpose built apartment has been appointed to a high standard, offering a multi-purpose space that not only works for entertaining but also cosy nights in. When you're in the mood for the latter, the living room provides a tranquil setting, with it's good proportions and elevated views. When things are a little bit more social, there's space for a small dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan. So what about the rest of the apartment? We are happy to report, things get even better. The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom being just so beautiful, with large windows and integrated wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a large private balcony accessed from inside property, we urge you to do one thing and book a viewing as there really is no compromise here.



## SECOND FLOOR

Open Plan Living/Dining/Kitchen  
19'11 x 8'6 (6.07m x 2.59m)

Bedroom  
10'2 x 9'2 (3.10m x 2.79m)

Bathroom  
9'2 x 5'9 (2.79m x 1.75m)

## OUTSIDE

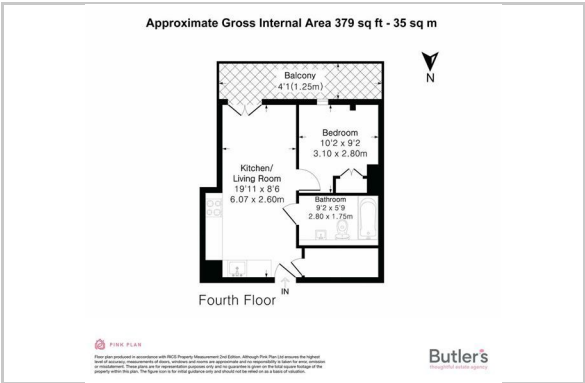
Private Balcony



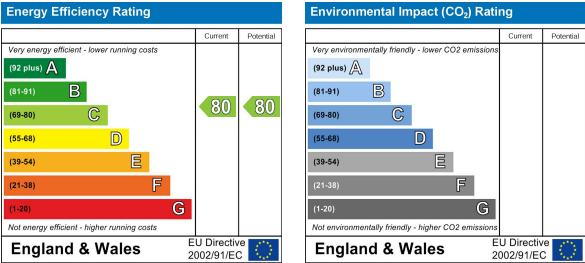
# Area Map



# Floor Plan



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.