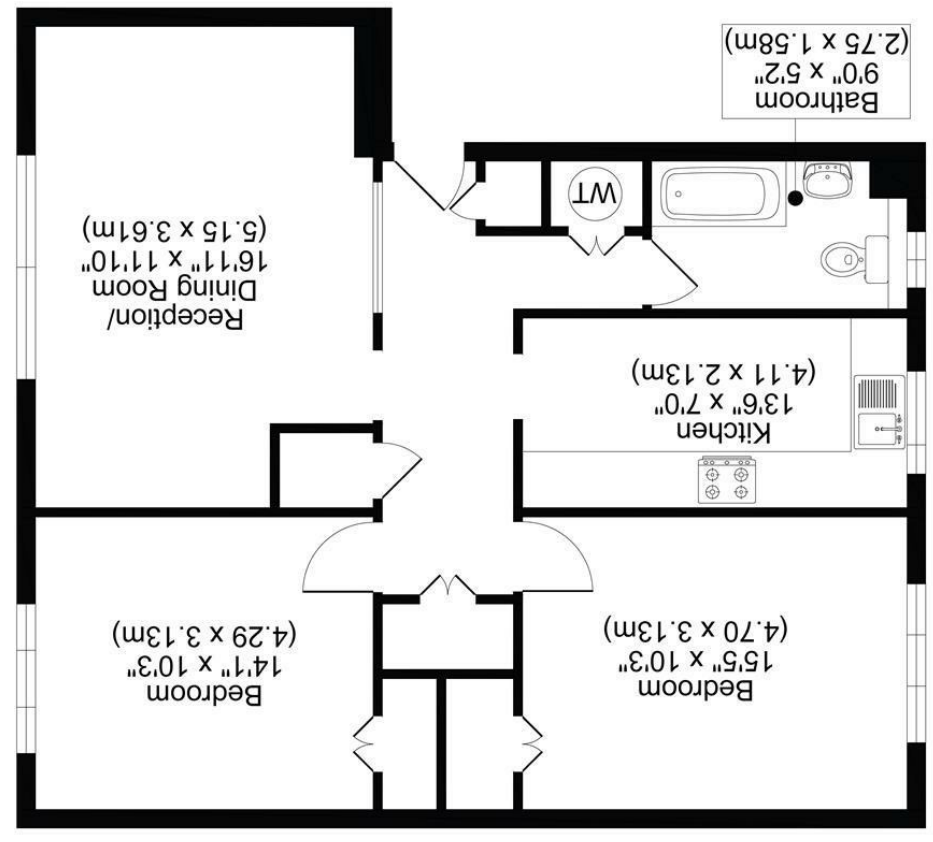


SECOND FLOOR



AVONDALE COURT, BRIGHTON ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 753 SQ.FT (70 SQ.M)



85 BRIGHTON ROAD, SUTTON SM2 5TR

OFFERS IN EXCESS OF £300,000

NESTLED IN THE HEART OF SUTTON, THIS CHARMING APARTMENT ON BRIGHTON ROAD OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. THE PROPERTY BOASTS A WELL-DESIGNED LAYOUT THAT MAXIMISES SPACE AND FUNCTIONALITY.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, PERFECT FOR RELAXATION OR ENTERTAINING GUESTS. THE APARTMENT FEATURES TWO INVITING BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND PERSONALIZATION. THE WELL-APPOINTED BATHROOM ENSURES THAT YOUR DAILY ROUTINES ARE BOTH COMFORTABLE AND EFFICIENT.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE AVAILABILITY OF PARKING FOR ONE VEHICLE PROVIDED BY A GARAGE, A VALUABLE ASSET IN THIS BUSTLING AREA. THE LOCATION IS IDEAL, WITH EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES, MAKING IT A PERFECT CHOICE FOR BOTH FIRST-TIME BUYERS AND THOSE LOOKING TO DOWNSIZE.

THIS APARTMENT PRESENTS AN EXCELLENT OPPORTUNITY TO ENJOY MODERN LIVING IN A VIBRANT COMMUNITY. WHETHER YOU ARE SEEKING A NEW HOME OR A SOUND INVESTMENT, THIS PROPERTY IS SURE TO MEET YOUR NEEDS. DO NOT MISS THE CHANCE TO MAKE THIS DELIGHTFUL APARTMENT YOUR OWN.

ANNUAL SERVICE CHARGE £2,280.00 AS ADVISED BY VENDOR.

- CLOSE TO LOCAL AMENITIES & STATIONS
- GARAGE
- CHAIN FREE
- COUNCIL TAX BAND C
- ENERGY RATING: D

