



barnard marcus

Marian Court Robin Hood Lane, Sutton SM1 2SB



welcome to

Marian Court Robin Hood Lane, Sutton

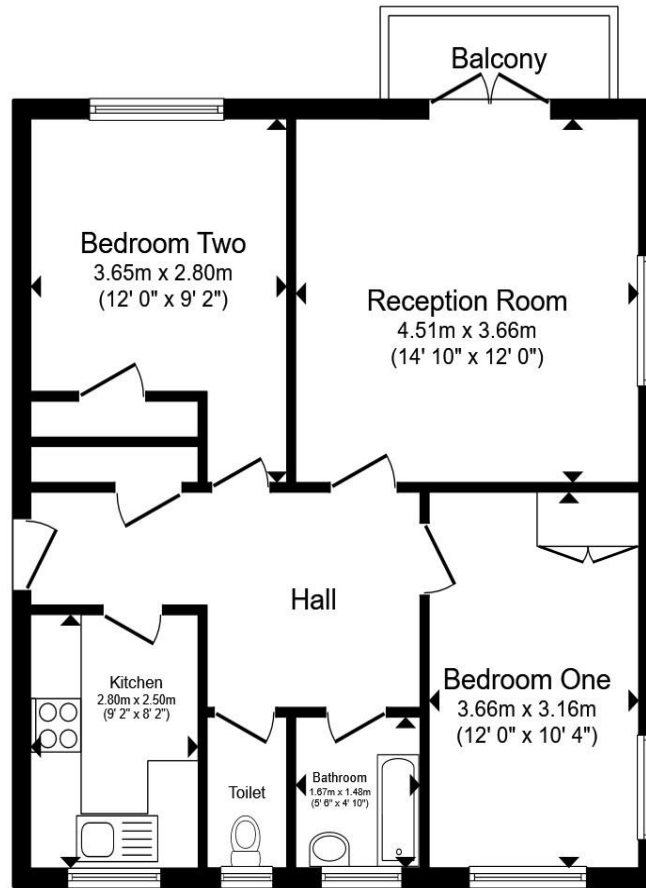
Set within Marian Court, this well-presented two bedroom flat offers a practical layout with generous room proportions and a private balcony - ideal for buyers seeking a straightforward home in a convenient position.

The accommodation is arranged around a central entrance hall with excellent separation between living and sleeping space. The reception room is bright and comfortable, with direct access onto the balcony - a real bonus for morning coffee or fresh air without leaving the building. The kitchen is set apart from the living room, providing a defined cooking space with good storage and worktop provision.

Both bedrooms are well-sized and easily accommodate standard bedroom furniture, making the property suitable for sharers, guests, or a home office setup. The bathroom has been updated with a clean, modern finish, and there is also a separate WC - a feature many buyers specifically look for in day-to-day living.

Externally, residents benefit from well-kept communal grounds, adding a pleasant outlook and a greener setting around the building.





Floor Plan

Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Marian Court Robin Hood Lane, Sutton

- Purpose-built flat in Marian Court
- Private balcony accessed from the reception room
- Bright, well-proportioned reception room
- Separate fitted kitchen
- Two genuinely usable bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£335,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT110645](https://www.barnardmarcus.co.uk/Property/SUT110645)



Property Ref:
SUT110645 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)