

1 Throwley Way
Sutton, SM1 4FD

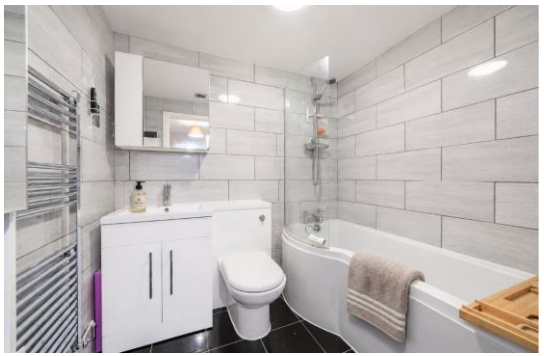
£250,000

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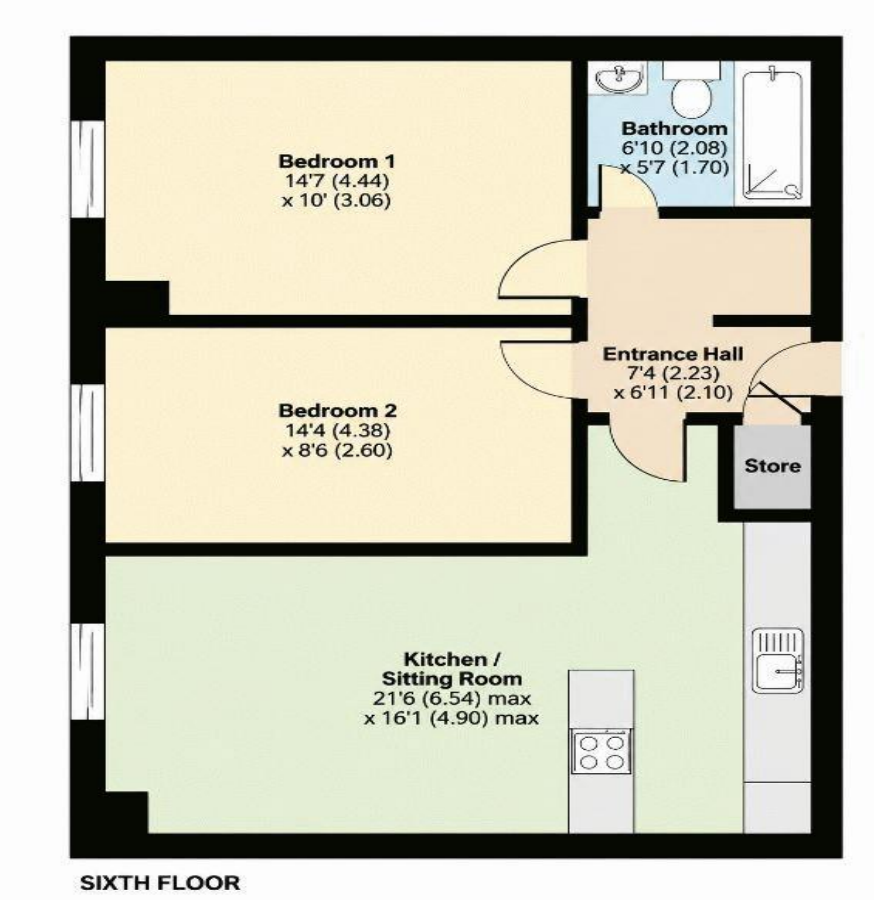
MAIN FEATURES:

- **Well Presented & Modern Sixth Floor Town Centre Apartment**
- **Open Plan Kitchen/Lounge/Diner**
- **Two Double Bedrooms & Bathroom/WC**
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- **Lift Access**

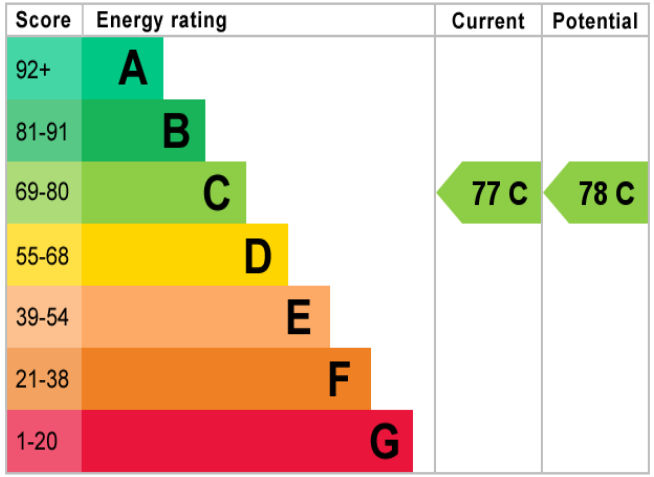
Situated within the popular Aspects development in the heart of Sutton, this well-presented and modern sixth floor apartment offers stylish, contemporary living with excellent access to local amenities and transport links. The accommodation comprises a spacious open plan kitchen/lounge/diner, providing an ideal space for both relaxing and entertaining. The property further benefits from two good sized double bedrooms and a modern bathroom/WC. Lift access provides additional convenience, making this an attractive choice for professionals, couples and investors alike.

Perfectly positioned in Sutton town centre, residents can enjoy an excellent selection of high street shops, supermarkets, cafés, restaurants and leisure facilities, all within easy walking distance. Sutton Mainline Railway Station is also conveniently located nearby, offering regular services into Central London, including London Victoria and London Bridge, making this an excellent location for commuters. For those who enjoy outdoor activities, the nearby Manor Park provides attractive green open spaces, ideal for leisurely walks, relaxation and recreation.

Combining modern accommodation with a highly convenient location, this appealing apartment presents an excellent opportunity for buyers seeking comfortable town centre living with superb transport connections and everyday amenities close at hand. Early viewing is highly recommended.



SIXTH FLOOR



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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