



**Eastgrove Court Grove Road, Sutton SM1 2AG**



**welcome to**

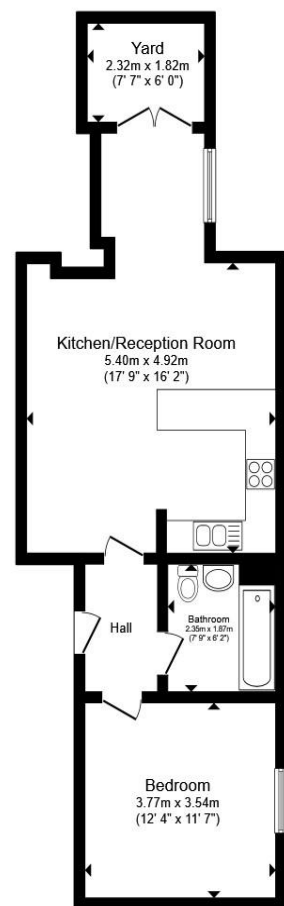
## **Eastgrove Court Grove Road, Sutton**

Set within the popular Eastgrove Court on Grove Road, this smart ground floor flat offers practical, modern accommodation with the added advantage of outside space and allocated parking - a combination that is always in demand.

The layout works well day to day, with an open-plan kitchen/reception room that gives you clear space for both living and dining. The kitchen is contemporary in style with integrated appliances, and the reception area opens directly onto a private patio, making it ideal for a small table and chairs, or simply an easy indoor/outdoor feel without the upkeep of a garden.

The bedroom is a comfortable double with good space for storage, while the bathroom is finished in a modern style with quality tiling and fittings. Externally, the development is well maintained and the property benefits from parking, adding real convenience.





## Ground Floor

Total floor area 54.5 m<sup>2</sup> (587 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](http://www.propertybox.io)

welcome to

## Eastgrove Court Grove Road, Sutton

- Modern fitted kitchen with integrated appliances
- Open-plan kitchen/reception room
- Private patio with direct access from the living space
- Allocated Parking
- Contemporary bathroom suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111171](https://www.barnardmarcus.co.uk/Property/SUT111171)



Property Ref:  
SUT111171 - 0003

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](mailto:Sutton@barnardmarcus.co.uk)



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



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