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RICS

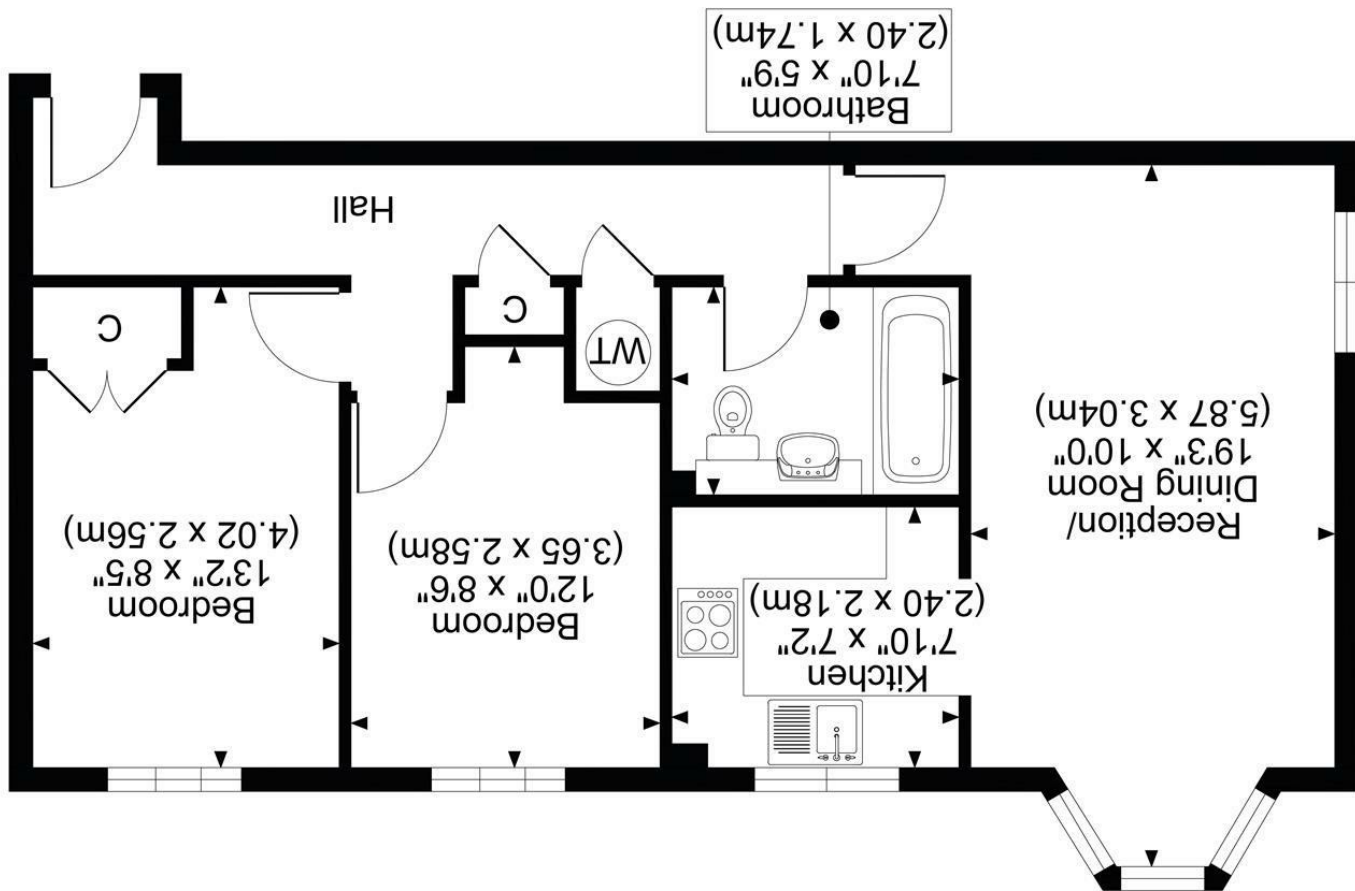
The Property Ombudsman

CHRISTIES

optica
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR



AUTUMN DRIVE, SM2



CHRISTIES



AUTUMN DRIVE, SUTTON SM2 5FA

GUIDE PRICE £240,000

****GUIDE PRICE £240,000 - £250,000****
WELCOME TO THIS CHARMING TWO DOUBLE BEDROOM FIRST-FLOOR FLAT, IDEALLY SITUATED ON AUTUMN DRIVE IN SUTTON. OFFERING COMFORTABLE AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, THIS PROPERTY WOULD MAKE AN EXCELLENT CHOICE FOR FIRST-TIME BUYERS, DOWNSIZERS OR ANYONE LOOKING FOR A CONVENIENT AND LOW-MAINTENANCE HOME.

THE PROPERTY FEATURES TWO DOUBLE BEDROOMS, PROVIDING COMFORTABLE AND VERSATILE LIVING SPACE. THE WELCOMING RECEPTION ROOM OFFERS AN IDEAL SETTING FOR RELAXING AND ENTERTAINING, WHILE THE MODERN BATHROOM PROVIDES EVERYTHING YOU WOULD EXPECT FOR CONTEMPORARY LIVING.

PRESENTED IN TURN-KEY CONDITION, THE FLAT IS READY TO MOVE STRAIGHT INTO, MEANING THERE IS NO IMMEDIATE NEED FOR RENOVATION OR COSTLY IMPROVEMENTS. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, PROVIDING VALUABLE OFF-STREET PARKING.

ANOTHER KEY ADVANTAGE IS THAT THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, HELPING TO PROVIDE A SMOOTHER AND POTENTIALLY QUICKER PURCHASING PROCESS FOR THE NEW OWNER.

SITUATED ON AUTUMN DRIVE, THE PROPERTY IS WELL PLACED FOR LOCAL AMENITIES, TRANSPORT LINKS, AND THE WIDER ATTRACTIONS OF SUTTON, MAKING THIS A CONVENIENT LOCATION FOR BOTH COMMUTERS AND THOSE LOOKING TO ENJOY EVERYTHING THE AREA HAS TO OFFER.

A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-PRESENTED TWO-BEDROOM FLAT IN A POPULAR SUTTON LOCATION. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EPC RATING C
- COUNCIL TAX BAND D

