



Flat 9, Clandon Court, 15 Albion Road – SM2 5TA

Sutton

Guide Price **£335,000**

Flat 9

Clandon Court, Sutton

- Share of Freehold
- No onward chain
- Two double bedrooms
- Spacious reception room
- High spec kitchen and bathroom
- Gated parking
- Garage
- Shed

A spacious and well-presented two double bedroom first floor apartment in the sought-after South Sutton area, offered with Share of Freehold, no onward chain and excellent additional storage and parking.

Situated within the well-regarded Clandon Court development, this attractive flat offers generous and well-balanced accommodation throughout. The property features a spacious living room, ideal for both relaxing and entertaining, alongside a high specification kitchen fitted with modern units and quality finishes, including a quartz worktops, double oven, 900cm induction hob and wine fridge.

There are two well-proportioned double bedrooms, complemented by a stylish and contemporary bathroom suite with full length bath and separate shower. The property is presented in excellent condition, making it ready for immediate occupation.





Flat 9

Clandon Court, Sutton

SHARE OF FREEHOLD - NO ONWARD CHAIN - Spacious two double bedroom first floor flat in South Sutton with share of freehold and no onward chain. Features high spec kitchen and bathroom, garage en bloc, private shed and gated parking.

Albion Road is located in the desirable South Sutton area, known for its quiet residential streets and convenient access to local amenities. The area benefits from nearby shops, cafés and restaurants, as well as excellent transport links via Sutton mainline station, providing services into London. Well-regarded schools and green open spaces further enhance the appeal of this popular location.

Tenure: Share of Freehold

Lease Length: 940 years remaining

Service Charge: £1,800 PA

Ground Rent: Nil

EPC Rating: C

Council Tax: Band C

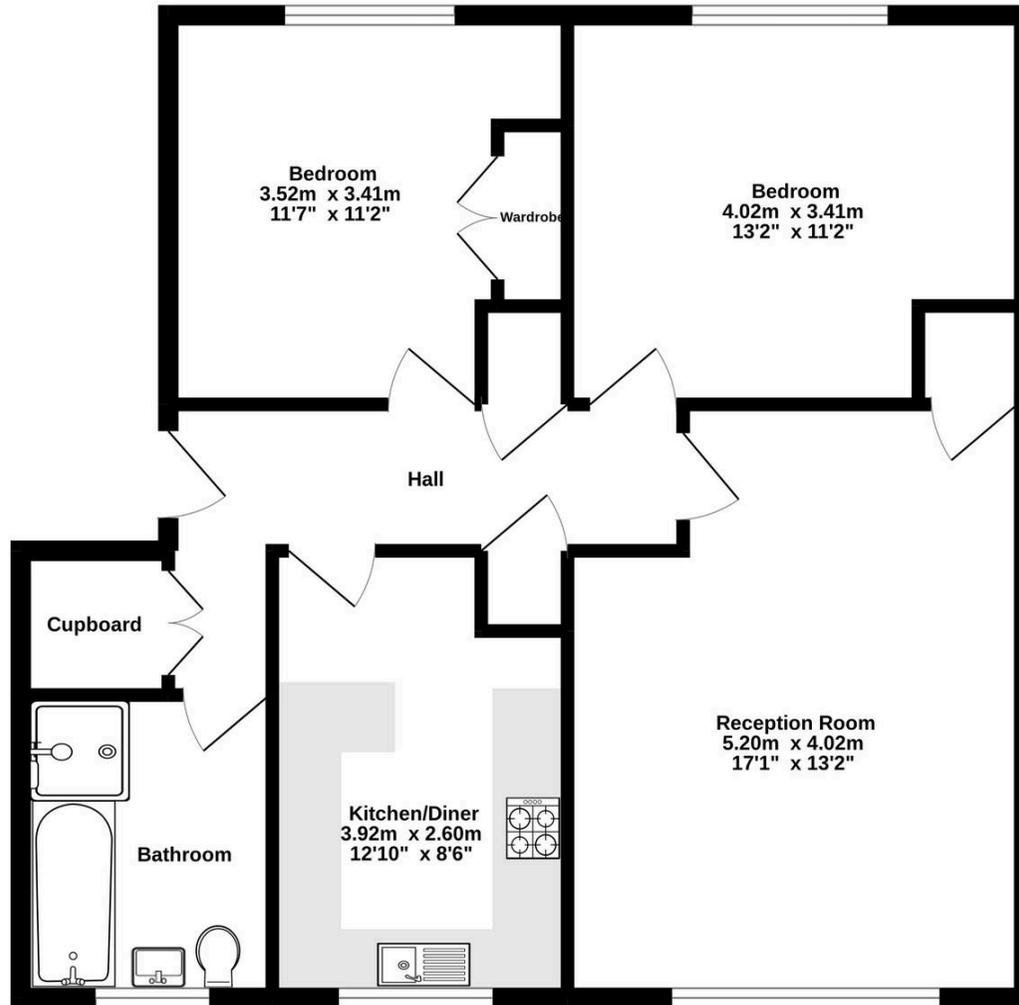
Please note, this property is currently Tenanted, library photographs used.

Disclosure of Personal Interest: This flat is owned by a member of staff at Greenfield Estate Agents (Ewell) Limited





Ground Floor
70.0 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Greenfield Estate Agents – Ewell Village

Greenfield Estate Agents 55 High Street, Epsom – KT17 1RX

02083930077 • property@greenfieldewell.co.uk • www.greenfieldewell.co.uk/

