



Chipstead Close, Sutton SM2 6BE

welcome to

Chipstead Close, Sutton

Features include a well sized reception room with large windows and plenty of light. The kitchen, again in great order with wooden worktops and integrated appliances.

The bedroom area, pleasant and cosy with stylish panelling also a contemporary bathroom with a fitted white suite. This property is perfect for a first time buyer ready to drop their bags and move in, alternatively an investor looking for minimal hassle.

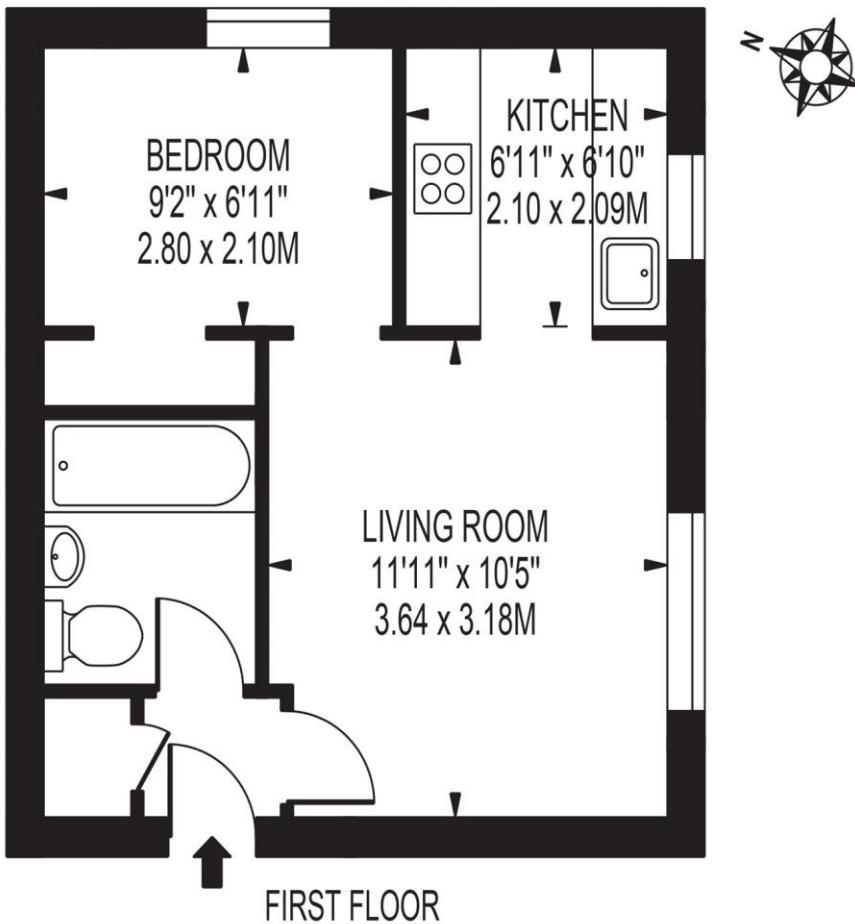
Externally this property is located in a beautiful cul-de-sac with allocated parking and communal grounds. Viewings by appointment only!

Chipstead Close is very well positioned being only a short walk to Belmont Village and train station. There is also a number of transport links and amenities within close proximity.



CHIPSTEAD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 304 SQ FT - 28.25 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Chipstead Close, Sutton

- Beautifully presented property
- Cul-de-sac location
- Minimal work required
- Allocated parking
- Desirable South Sutton location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1284.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£200,000



view this property online barnardmarcus.co.uk/Property/SUT110807

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.



Property Ref:

SUT110807 - 0009

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Please note the marker reflects the
postcode not the actual property



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