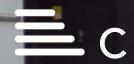


Butler's

thoughtful estate agency



Sutton Court Road
Sutton, SM1 4FO
Guide price £350,000



Sutton Court Road, Sutton, SM1 4FQ

Located in a coveted, recently built development in the centre of town, next to Sutton mainline train station and the high street, this two double bedroom, fourth floor, purpose built apartment is offered with no onward chain, and has been sumptuously appointed to the highest standard, offering a fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the large reception area provides a tranquil setting, with its excellent proportions and elevated views. When things are a little bit more social, there's ample space for a dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So what about the rest of the apartment? The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with both the bedrooms being just so beautiful, with large windows and lots of space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day. As the apartment also comes with an extremely generous, 31ft private balcony accessed from inside property and to the rear of the block, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heals in love!



FOURTH FLOOR

Hallway

Living/Dining Room/Kitchen

19'5 x 12'8 (5.92m x 3.86m)

Bedroom

12'2 x 9'8 (3.71m x 2.95m)

Bedroom

12'2 x 7'11 (3.71m x 2.41m)

Bathroom

7'1 x 6'1 (2.16m x 1.85m)

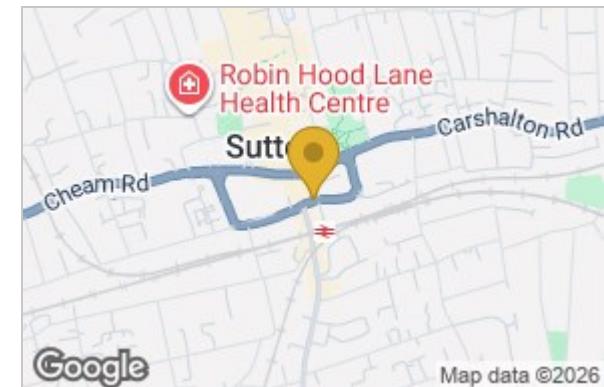
OUTSIDE

Large Private Balcony

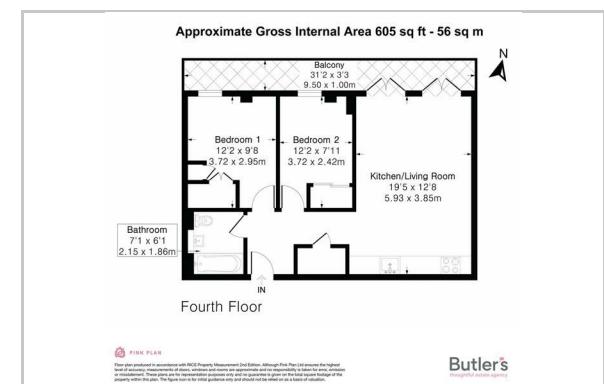
31'2 x 3'3 (9.50m x 0.99m)



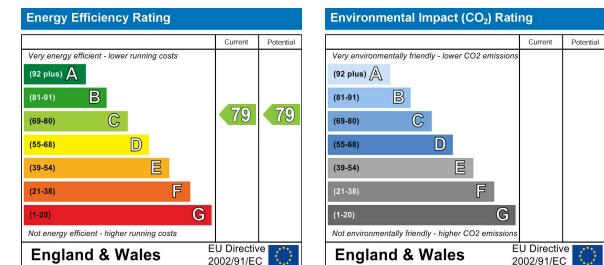
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.