



21 White Lodge Close, Sutton, SM2 5TQ Offers in excess of £300,000

*** Attention Investors - Sold with Tenant in Situ ***

Good Move are delighted to present this two-bedroom apartment to the market.

The accommodation comprises two well-proportioned bedrooms, a kitchen, a bathroom and WC, and a comfortable reception room, providing practical and versatile living space for families or professionals alike.

A particular benefit of this property is the inclusion of a private garage — a rare and valuable feature for a city flat. The garage provides secure parking and can also offer useful additional storage space.

Ideally located, the property benefits from excellent access to public transport links, local schools, shops, and a range of amenities, making it a convenient choice for everyday living.

Contact us today for further information or to arrange a viewing.



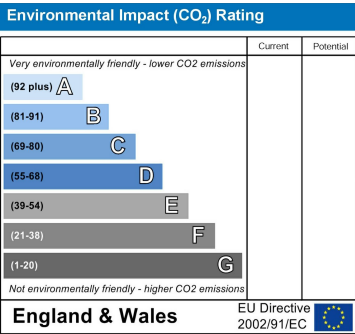
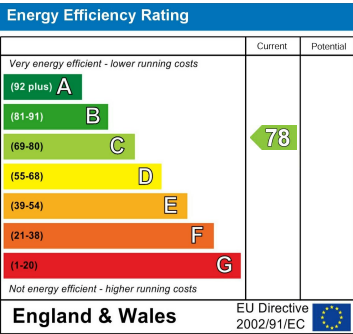
Leasehold Information

982 years remaining on the lease
Ground rent: Peppercorn
Maintenance charge: £2000 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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