



barnard marcus

Manor Court, Sutton SM1 4HD



welcome to
Manor Court, Sutton

Presenting a beautifully presented flat for sale in an area that boasts strong public transport links, local amenities, and a friendly local community. This property has been neutrally decorated, ready for the new owners to put their own stamp on it. As you enter the property, you are greeted by a spacious reception room with large windows, allowing an abundance of natural light to fill the space. This room provides a wonderful open area for socialising or relaxing, making it ideal for couples or small families.

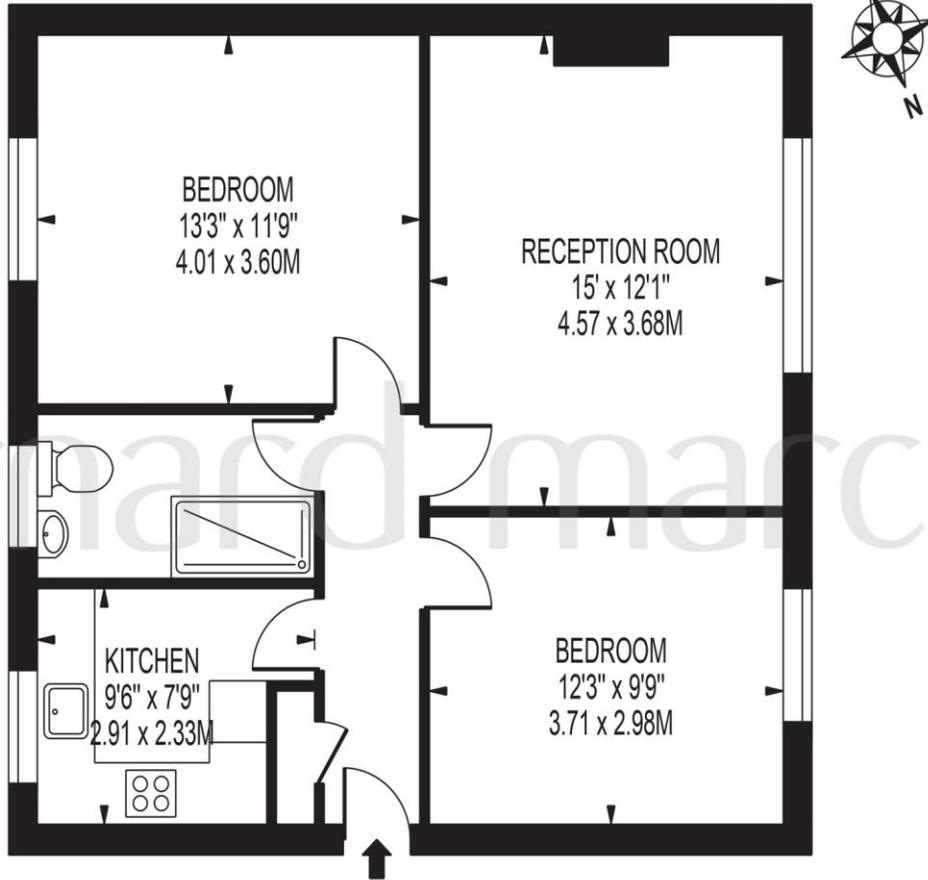
The property benefits from a well sized kitchen. It is a bright and airy space, perfect for home cooking or entertaining guests. The flat comprises two double bedrooms, providing ample space for each occupant. The bedrooms are well-sized and offer plenty of room for storage. Adding to its appeal is the large bathroom equipped with a modern rain shower. This flat is a fantastic opportunity for those looking for a property that is both stylish and functional. The neutral decoration gives potential buyers the chance to easily customise the space according to their taste. With its inviting living spaces, prime location and accessible amenities, this flat is perfect for couples hoping to find their dream home. Be quick, as a property like this won't stay on the market for long!

Manor Court is well positioned being only minutes away from Sutton high street. Sutton high street offers an abundance of shops, restaurants and other benefits like Sutton mainline station.



MANNOR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 60.06 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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.

welcome to

Manor Court, Sutton

- Central Sutton location with strong public transport links
- Spacious reception room
- Abundance of natural light
- Share of freehold
- Friendly local community

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111142](https://www.barnardmarcus.co.uk/Property/SUT111142)



Property Ref:
SUT111142 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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