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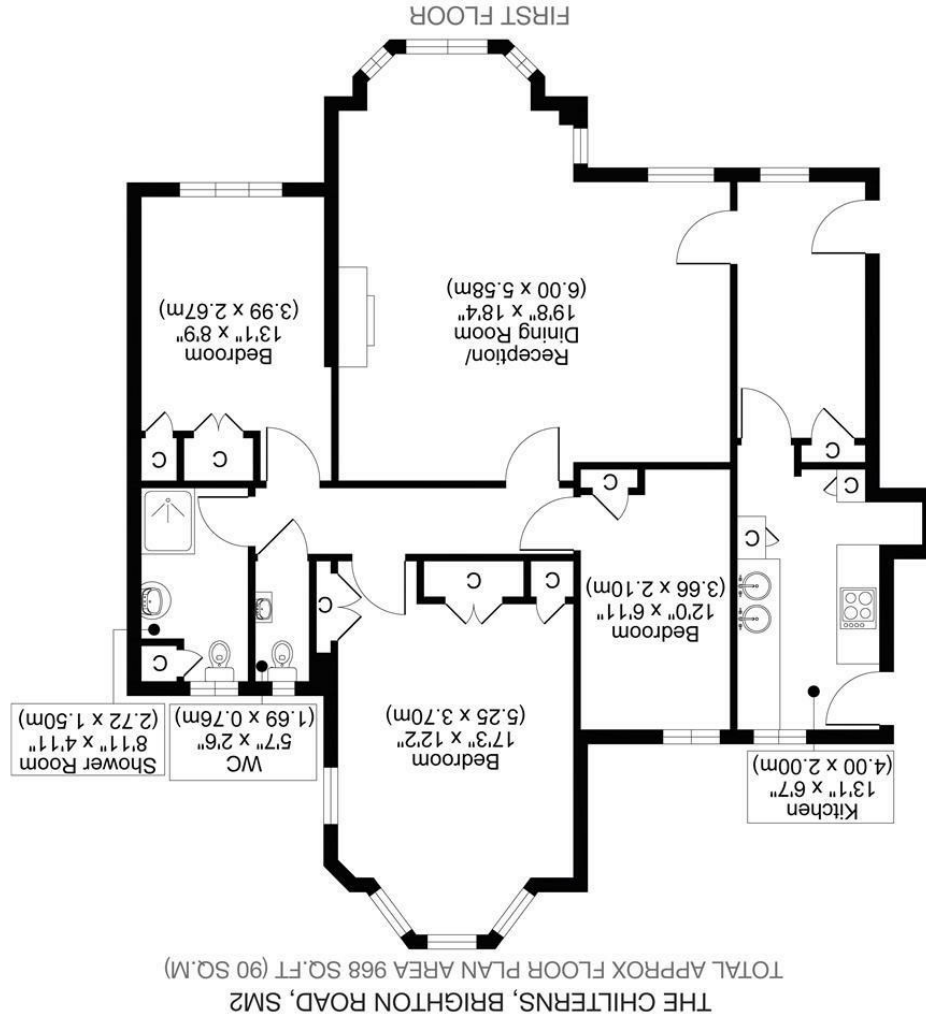
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



BRIGHTON ROAD, SUTTON SM2 5QN

LOCATED IN THE EVER POPULAR "THE CHILTERN", THIS CHARMING GROUND FLOOR FLAT OFFERS A WONDERFUL BLEND OF CHARACTER AND MODERN COMFORT WITHIN A SOUGHT-AFTER DEVELOPMENT.

THE PROPERTY FEATURES THREE WELL-PROPORTIONED BEDROOMS, MAKING IT IDEAL FOR FAMILIES, PROFESSIONALS, OR THOSE IN NEED OF ADDITIONAL SPACE FOR GUESTS OR A HOME OFFICE. A BRIGHT AND WELCOMING RECEPTION ROOM PROVIDES THE PERFECT SETTING FOR BOTH RELAXING AND ENTERTAINING, WHILE THE CONVENIENTLY LOCATED BATHROOM ADDS TO THE HOME'S PRACTICALITY.

A PARTICULAR ADVANTAGE OF THIS PROPERTY IS THAT IT IS OFFERED WITH NO ONWARD CHAIN, ALLOWING FOR A SMOOTH AND STRAIGHTFORWARD PURCHASING PROCESS.

IDEALLY SITUATED CLOSE TO A RANGE OF LOCAL AMENITIES, RESIDENTS CAN ENJOY EASY ACCESS TO SHOPS, CAFÉS, AND EXCELLENT TRANSPORT LINKS, MAKING EVERYDAY LIVING BOTH CONVENIENT AND ENJOYABLE.

THIS ATTRACTIVE THREE-BEDROOM FLAT ON BRIGHTON ROAD PRESENTS AN EXCELLENT OPPORTUNITY TO SECURE A COMFORTABLE HOME IN THE HEART OF SUTTON. COMBINING A DESIRABLE LOCATION WITH GENEROUS LIVING SPACE AND CHARMING FEATURES, THE PROPERTY IS SURE TO APPEAL TO A WIDE RANGE OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED.

ANNUAL SERVICE CHARGE £4,055.00 AS ADVISED BY VENDOR.

ANNUAL GROUND RENT £50 AS ADVISED BY VENDOR.

985 LEASE REMAINING.

NO PETS ALLOWED.

OFFERS IN THE REGION OF £375,000

- THREE BEDROOMS
- GROUND FLOOR
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C

