



barnard marcus

Kinsale Grange Langley Park Road, Sutton SM2 5GZ



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welcome to

Kinsale Grange Langley Park Road, Sutton

Situated on the highly sought-after Langley Park Road in Sutton, this beautifully presented chain free split-level two-bedroom flat offers spacious interiors and an excellent location. Set within the desirable Kinsale Grange development, the property extends to approximately 772 sq. ft. and is arranged over two floors, giving it a more house-like feel than a typical flat.

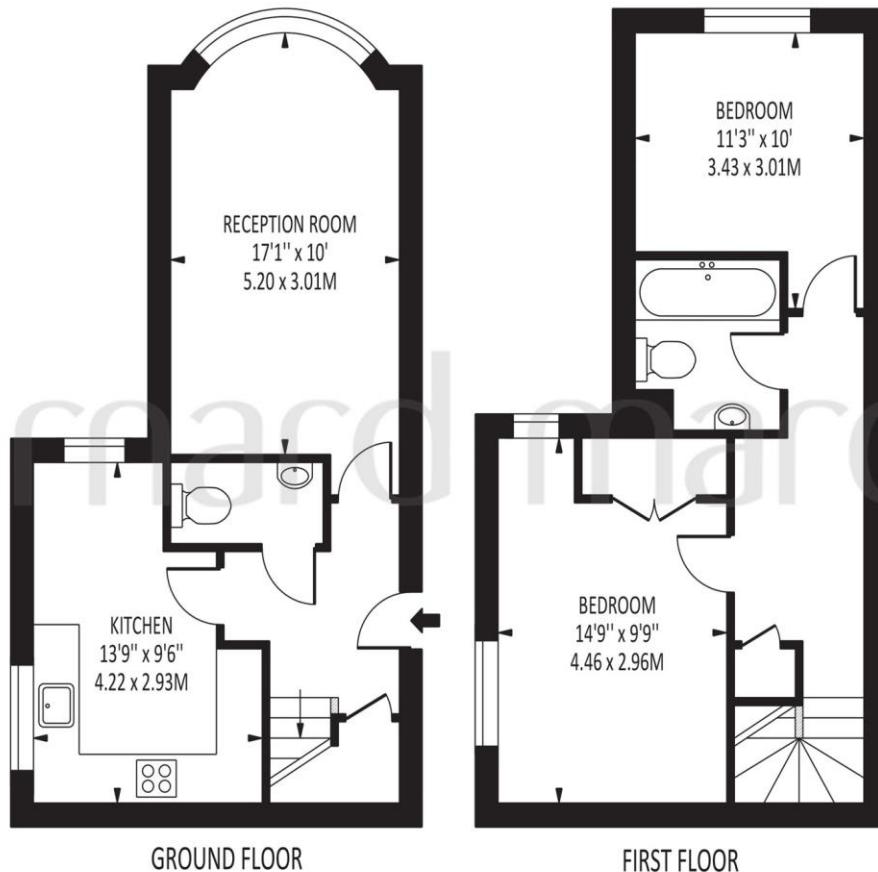
The ground floor comprises a bright 17' reception room with ample space for living and dining, alongside a well-sized separate kitchen. Upstairs, there are two generous double bedrooms and a family bathroom. Well-maintained communal areas further add to the appeal.

Perfect for first-time buyers, professionals, or investors, the flat is within easy reach of Sutton town centre, offering a wide range of shops, restaurants, and leisure facilities. Sutton Mainline Station is close by, providing fast and frequent links into London Victoria and London Bridge. Highly regarded schools are also nearby, making this a fantastic choice for families.



KINSALE GRANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 772 SQ FT - 71.74 SQ M



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

Kinsale Grange Langley Park Road, Sutton

- Chain free sale - ideal for a smooth and quick transaction.
- Split-level layout - arranged over two floors for a house-like feel.
- Spacious reception room - 17' lounge with space for living and dining.
- Separate fitted kitchen - well-sized with ample storage.
- Two double bedrooms - both upstairs, well-proportioned and bright.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees



view this property online barnardmarcus.co.uk/Property/SUT110732

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:
SUT110732 - 0012

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.

Please note the marker reflects the postcode not the actual property



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