



**Kinsale Grange Langley Park Road, Sutton SM2 5GZ**



***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.

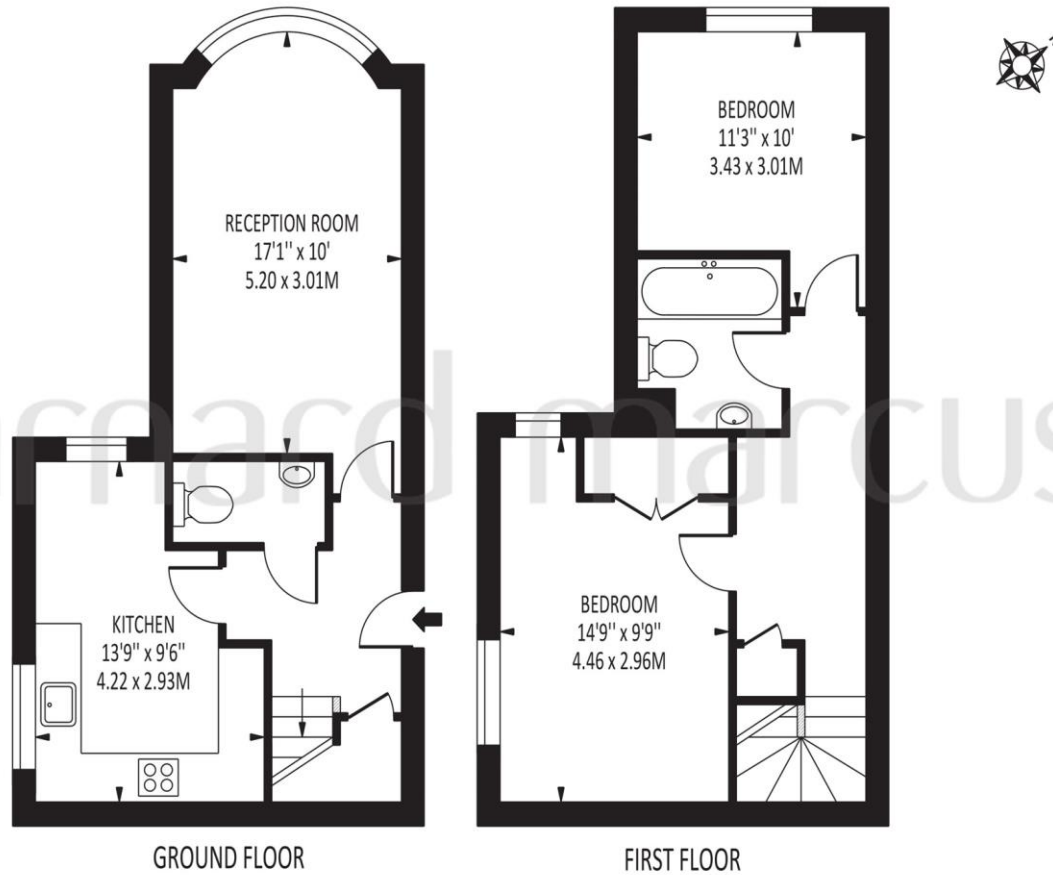
The ground floor comprises a bright 17' reception room with ample space for living and dining, alongside a well-sized separate kitchen. Upstairs, there are two generous double bedrooms and a family bathroom. Well-maintained communal areas further add to the appeal.

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



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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.  
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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.

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## 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



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110732](https://barnardmarcus.co.uk/Property/SUT110732)



Property Ref:  
SUT110732 - 0012

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