



barnard marcus

Cagny House High Street, Sutton SM1 1AN



The logo for barnard marcus, featuring a stylized graphic of four colored circles (green, orange, red, blue) arranged in a cluster, followed by the company name in a lowercase, sans-serif font.

welcome to

Cagny House High Street, Sutton

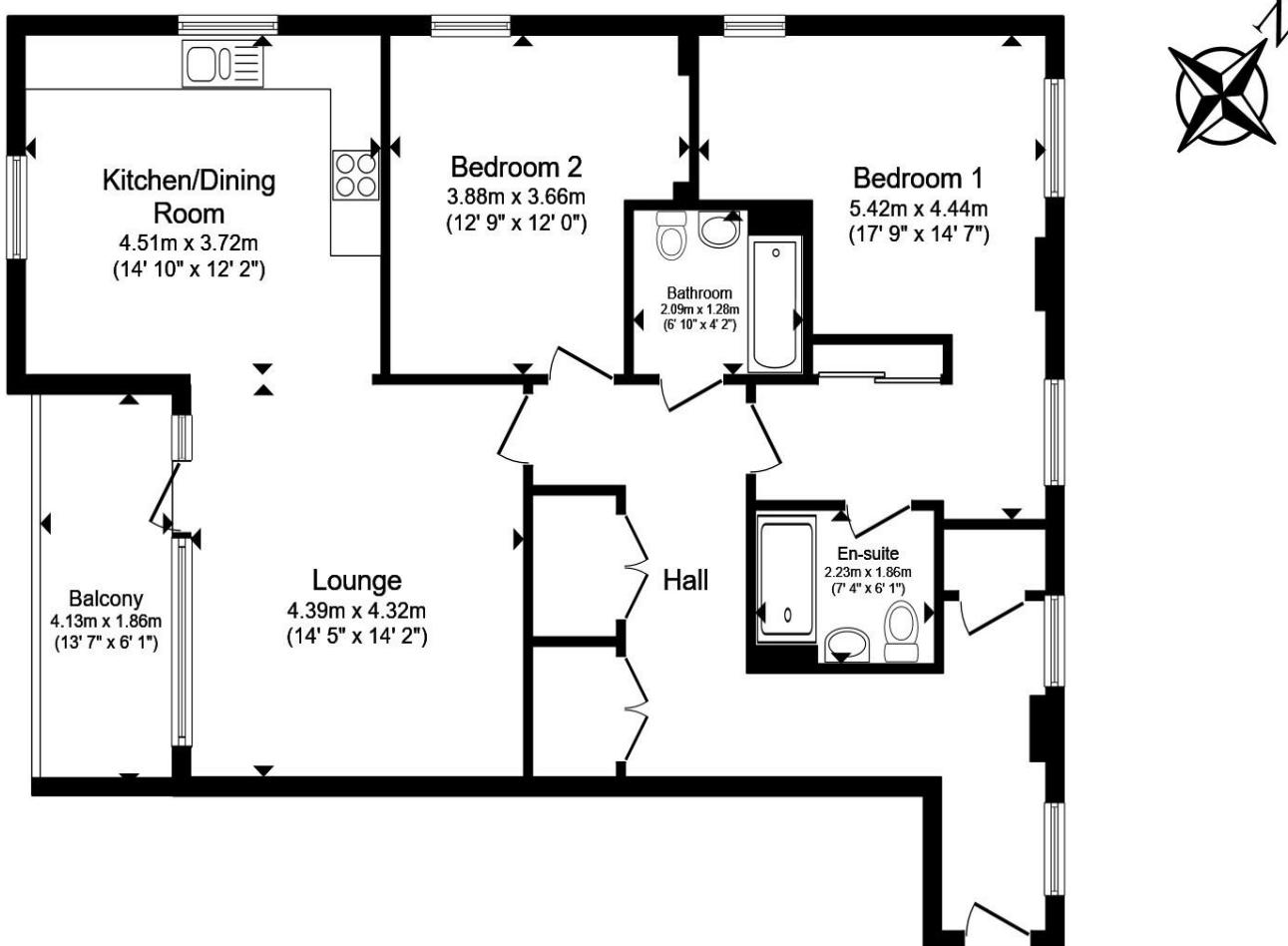
Offering around 1080 sq ft of accommodation, the property has an excellent layout. A generous entrance hall with built-in storage leads through to a bright lounge (4.39m x 4.32m) with floor-to-ceiling glazing and doors opening onto a covered balcony - a great extension of the living space and ideal for relaxing or entertaining in all weathers.

The separate but flowing kitchen/dining room (4.51m x 3.72m) is a real feature of the home, with ample space for a family table and a range of contemporary white units, integrated oven and hob, and plenty of worktop space. Large windows in both the lounge and kitchen/diner flood the living areas with natural light.

There are two excellent double bedrooms. The impressive principal bedroom measures 5.42m x 4.44m and benefits from its own modern en-suite bathroom. The second double bedroom (3.88m x 3.66m) is served by a stylish family bathroom off the hallway, making the flat ideal for sharers, guests or a young family. The property also comes with undercroft secure car parking.

Cagny House sits in the heart of Sutton town centre with shops, cafés, restaurants and a major supermarket quite literally on the doorstep, while Sutton mainline station and numerous bus routes are within easy reach, providing fast links into central London and surrounding areas. With its size, condition and ultra-convenient location, this apartment would make a superb first home, upsizing move or low-maintenance buy-to-let investment.





Total floor area 100.5 m² (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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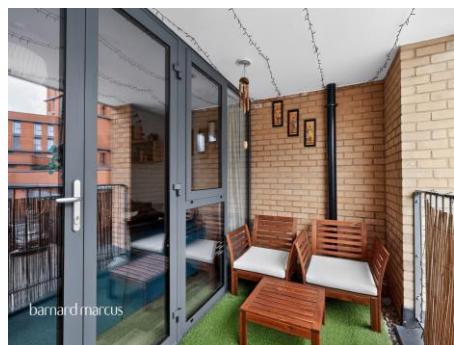
- Spacious two double bedroom, two bathroom apartment
- Approx. 1080 sq ft of accommodation
- Bright lounge with floor-to-ceiling doors onto private covered balcony
- Separate contemporary kitchen/dining room with space for family table
- Large principal bedroom with modern en-suite bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D 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.



view this property online barnardmarcus.co.uk/Property/SUT110921

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:
SUT110921 - 0013



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