



Epsom Road, Sutton

The **PERSONAL** Agent

Guide Price £300,000

Leasehold

- Well presented ground floor flat
- Two spacious bedrooms
- Spacious 16ft living room
- Modern fitted kitchen
- Contemporary bathroom suite
- Bright and well balanced accommodation throughout
- Ideal first time buy or investment purchase
- Flexible second bedroom/home office space
- Convenient location close to local amenities
- Easy access to transport links and nearby stations

The Personal Agent are delighted to welcome to the market this well presented and spacious ground floor flat, conveniently positioned close to local amenities and transport links.

The property offers well balanced accommodation throughout, comprising a generous living room measuring over 16ft in length, a fitted kitchen, two bedrooms, and a modern bathroom suite.

The principal bedroom is a particularly good size, whilst the second bedroom offers flexibility for use as a guest room, nursery, or home office depending on a buyer's needs.

Presented in good condition throughout, this property would make an ideal first time purchase, investment, or downsize opportunity for those seeking convenient single level living in a highly practical location.



The property is ideally located for everyday convenience, with a bus stop just a 2 minute walk away, providing easy local connections. A GP surgery is situated directly opposite, making healthcare access exceptionally convenient.

Residents will also benefit from a pharmacy and an Asda supermarket both within a 5 minute walk, perfect for day to day essentials. For commuters, Morden Underground Station is just a short 5 minute bus ride away, offering direct links into Central London via the Northern Line.

The area is also well served by a selection of highly regarded local schools, making it an attractive option for families. There are both primary and secondary schools within easy reach, many of which are known for their strong reputations and Ofsted ratings,

providing excellent educational options nearby.

Tenure- Leasehold

Length of lease (years remaining) - 990+

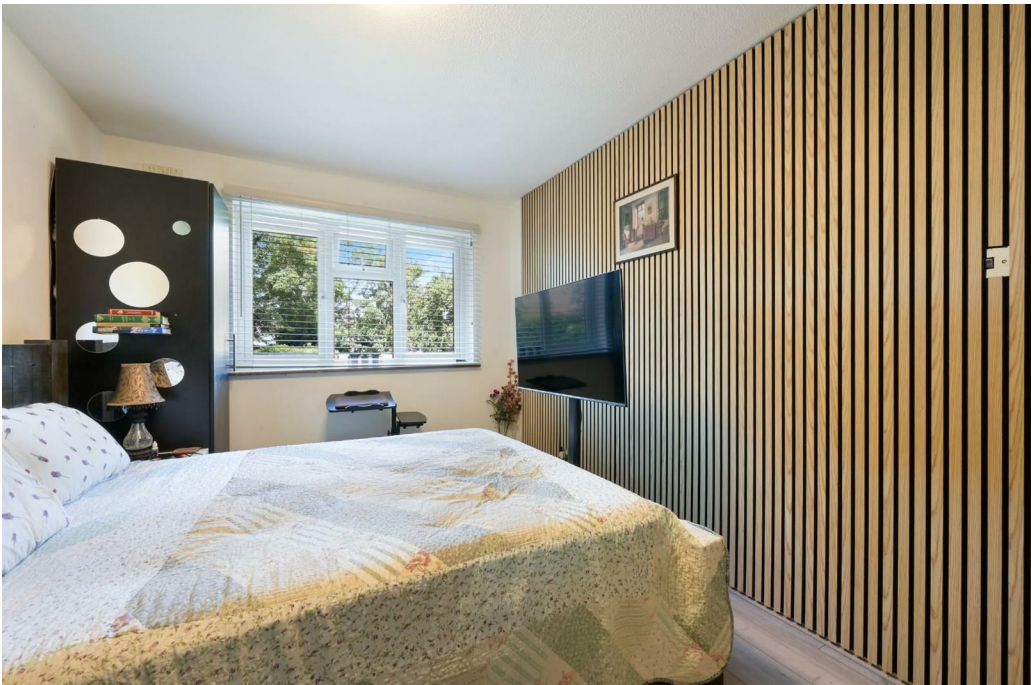
Annual ground rent amount (£) - N/A

Annual service charge amount (£) - 2040.00

Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

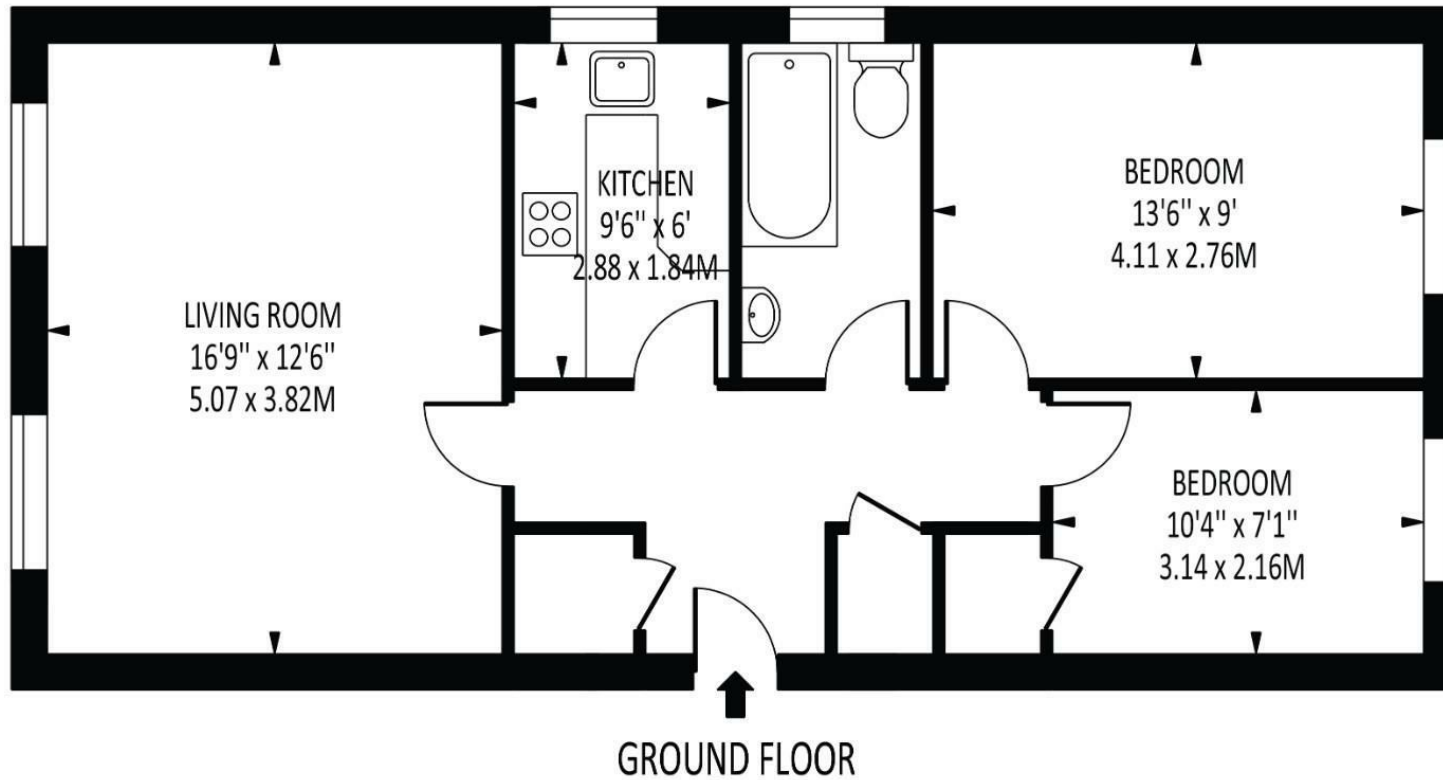




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Epsom Road
Total Area: 633 SQ FT • 58.81 SQ M



GROUND FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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LETTINGS & MANAGEMENT

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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

