Flat 1, 34 Winward Court Eaton Road, Sutton, SM2 5EE

2 1 1 £315,000

WH WATSON HOMES
Estate Agents

34 Winward Court Eaton Road

Sutton, SM2 5EE

NO ONWARD CHAIN. GROUND FLOOR opening directly onto lovely communal gardens and GARAGE.

Situated on Eaton Road in Sutton ideal for Sutton mainline station with fast links into London as well as the local high street with its many shops, gyms, coffee shops and restaurants.

Viewing highly recommended.

Accommodation

This well-presented flat offers two spacious double bedrooms, ideal for comfortable modern living. The principal bedroom benefits from built-in wardrobes, providing excellent storage space, while the second double bedroom offers generous proportions and versatility.

The property features a large contemporary bathroom, thoughtfully designed to combine practicality with style. The fitted kitchen is well-equipped with integrated appliances and enjoys an abundance of natural light, creating a bright and welcoming space.

A standout feature of the property is the spacious reception room, which provides direct access to the attractive communal gardens, perfect for relaxing or entertaining.

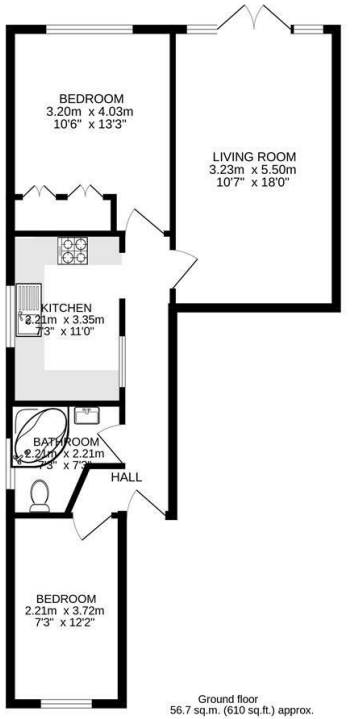
Situated in a peaceful setting with excellent access

to nearby green spaces, the property offers a tranquil residential environment while remaining conveniently located for local amenities and transport links.

Overall, this exceptional flat combines modern living with a quiet, leafy surroundings, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

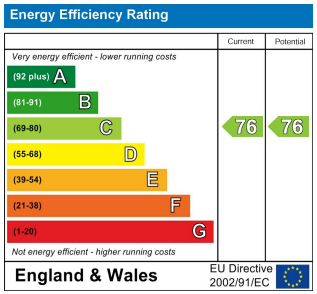


Additional Information

Gas Heating.
Garage.
95 Year Lease.
Residents Parking.
Parking Permits available.
Double doors opening to communal grounds.

SERVICE CHARGE £1,500
GROUND RENT £187.50GR
RENTED OUT CURRENTLY

THE VENDOR IS NOT IN THE UK - MORE INFORMATION TO FOLLOW



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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