



Avenue Road, Sutton SM2 6JD

welcome to

Avenue Road, Sutton

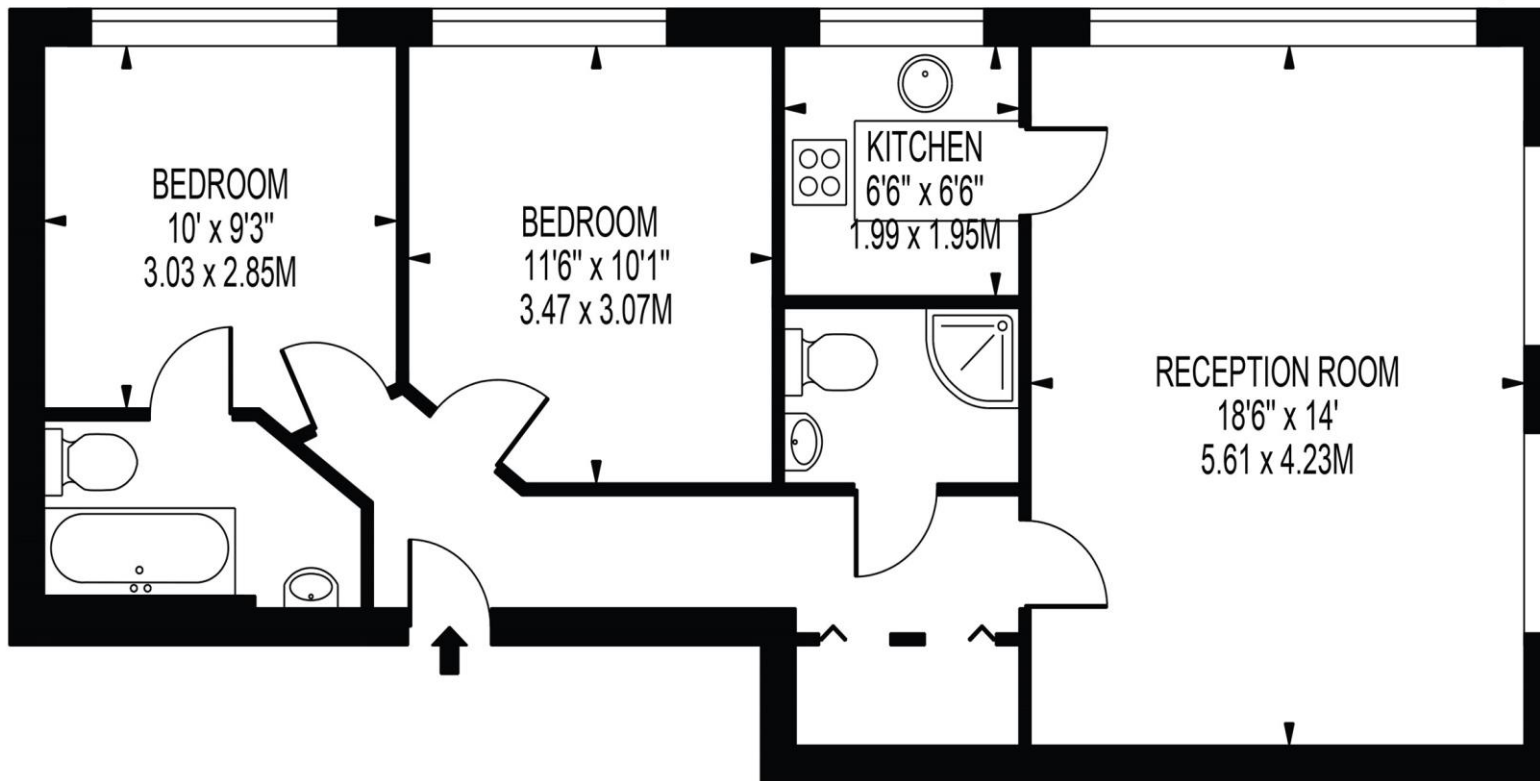
The property features a bright and spacious open-plan living area, complemented by a sleek, fully fitted kitchen with integrated appliances. Both bedrooms are generously sized, with the master benefiting from an en-suite bathroom. The modern bathroom is finished to a high standard, providing a relaxing space to unwind.

Additional highlights include double-glazed windows, efficient heating, and neutral décor throughout, making it easy to add your personal touch. Residents will enjoy proximity to local shops, cafés, and Belmont Station, offering direct links to London. Excellent schools and green spaces are nearby, making this an ideal home for professionals, couples, or small families.



AVENUE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 682 SQ FT - 63.34 SQ M



FIRST FLOOR

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.

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- Parking available
- Belmont Village location
- Well presented
- Modern two bedroom apartment
- Air conditioning fitted

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1048.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 115 years from 25 Mar 2015.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT106919



Property Ref:
SUT106919 - 0004

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.

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