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Laurel Manor, Devonshire Road, Sutton SM2 5EJ

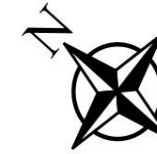
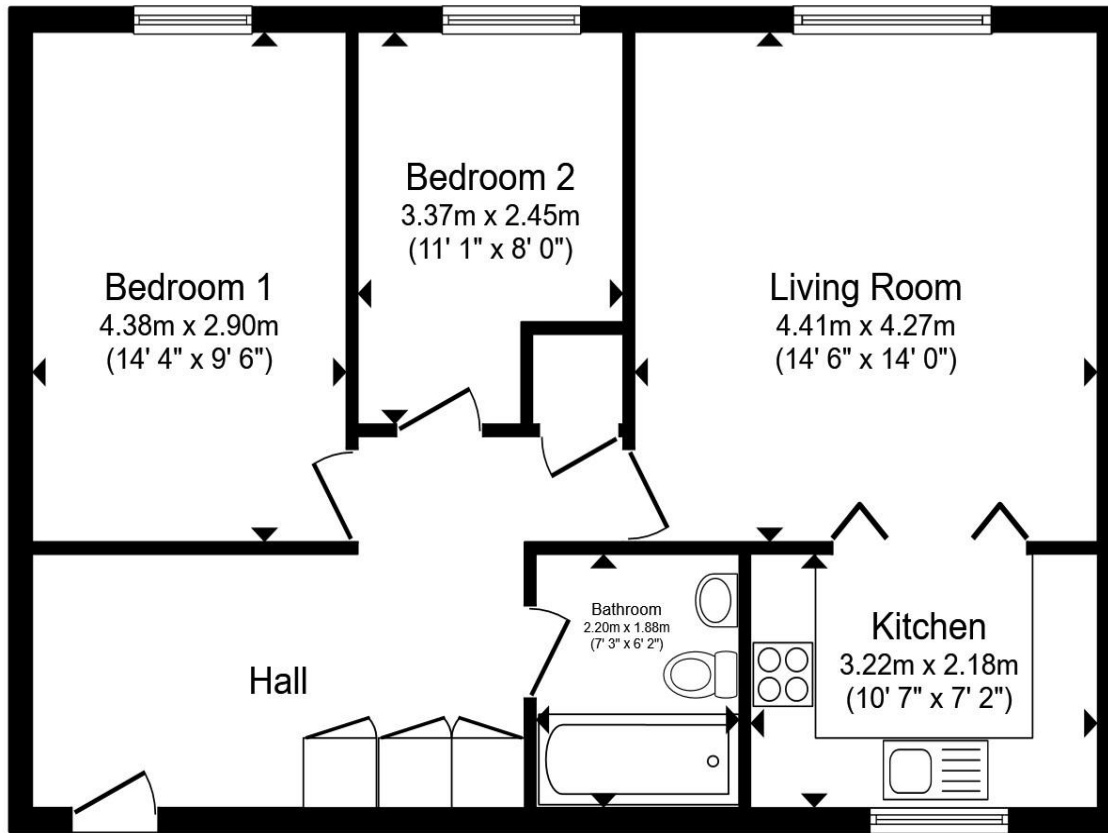


welcome to

Laurel Manor Devonshire Road, Sutton

A well-presented two-bedroom first floor flat in Laurel Manor, Sutton, with share of freehold, long lease, garage en bloc and residents parking. A well-presented two bedroom first floor flat in Laurel Manor, Sutton, offering bright and comfortable accommodation with a spacious living room, separate kitchen and a modern bathroom. Further benefits include residents parking, a garage en bloc and a share of freehold with an exceptional 989-year lease. Set within the popular Laurel Manor development, this first floor flat provides well-proportioned living space ideal for first-time buyers, downsizers or investors. The accommodation includes a generous living room with plenty of natural light, a separate fitted kitchen, two good-sized bedrooms and a modern bathroom, along with useful storage off the hallway. Externally, the property enjoys residents parking and the added advantage of a garage en bloc, making day-to-day parking straightforward. The flat is sold with a share of freehold and a 989-year lease, and is conveniently positioned for Sutton town centre's shops, restaurants and transport links.





Total floor area 65.4 m² (704 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



welcome to

Laurel Manor Devonshire Road, Sutton

- First floor flat in Laurel Manor, Sutton
- Two well-proportioned bedrooms
- Bright, spacious living room
- Separate fitted kitchen
- Modern bathroom suite
- Share of freehold with 989-year lease
- Garage en bloc
- Residents parking within the development

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 10000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111286](https://www.barnardmarcus.co.uk/Property/SUT111286)



Property Ref:
SUT111286 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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