



Queens Road, Sutton

The **PERSONAL** Agent

# Guide Price £85,000

## Leasehold

- No Onward Chain
- Walking Distance of Local Bus Routes And Train Stations
- One Bedroom ( 15'9 x 9'3 )
- Reception Room ( 19'9 x 10'9 )
- Over 60's Only
- Located in Belmont village
- 2nd floor apartment with lift access
- 496 sq ft property

The Personal Agent is pleased to present this charming one bedroom flat located on Queens Road in the desirable Belmont village. Spanning an impressive 496 square feet, this second-floor apartment is perfect for those over 60, offering a comfortable and convenient living space.

As you enter, you will find a spacious reception room measuring 19'9 x 10'9, ideal for relaxation or entertaining guests. The flat also features a well proportioned bedroom, measuring 15'9 x 9'3, providing a peaceful retreat at the end of the day. The property is offered for sale with no onward chain, making it an attractive option for those looking to move quickly.

One of the key benefits of this apartment is the lift access, ensuring ease of movement within the building. Additionally, residents will appreciate the proximity to the local high street, where a variety of shops and amenities await. Convenient bus routes nearby further enhance the accessibility of this lovely home.



This flat presents an excellent opportunity for those seeking a low maintenance lifestyle in a vibrant community. With its thoughtful layout and prime location, it is sure to appeal to discerning buyers looking for comfort and convenience. Do not miss the chance to make this delightful property your new home.

The flat is entered via the entry phone system, A communal residents lounge is on the ground floor. Lift access is provided to the apartment. The apartment is in good condition and neutral throughout. The property is surrounded by communal gardens and there is parking on site.

Located close to Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont

Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Tenure - Leasehold  
Length of lease (years remaining) - 125  
Annual ground rent amount (£) - £385.00  
Annual service charge amount (£) - £3560.00  
Council tax band - C

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.

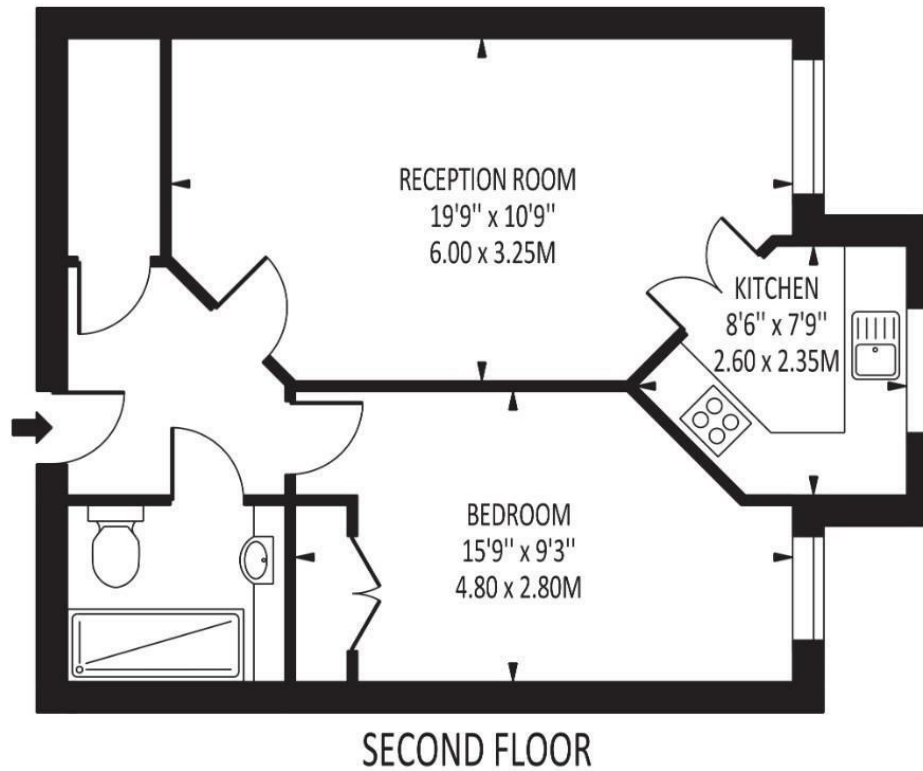




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## Delacy Court

Total Area: 496 SQ FT • 46.04 SQ M



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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 80      | 84                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

### EPSOM OFFICE

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01372 745 850

### STONELEIGH/EWELL OFFICE

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020 8393 9411

### BANSTEAD OFFICE

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01737 333 699

### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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01372 726 666

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Registered in England No. 4398817.



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**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.

