

CHRISTCHURCH PARK, SUTTON SM2 5TX

SITUATED IN THE HIGHLY SOUGHT-AFTER CHRISTCHURCH PARK AREA OF SUTTON, THIS CHARMING GROUND FLOOR FLAT OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS ALIKE. THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING COMFORTABLE AND PRACTICAL LIVING ACCOMMODATION.

THE BRIGHT AND INVITING RECEPTION ROOM CREATES AN IDEAL SPACE FOR BOTH RELAXING AND ENTERTAINING, WHILE THE OVERALL LAYOUT IS WELL SUITED TO MODERN LIVING. A PARTICULAR BENEFIT OF THIS PROPERTY IS THE INCLUSION OF A GARAGE, OFFERING VALUABLE ADDITIONAL STORAGE OR SECURE PARKING—AN INCREASINGLY RARE FEATURE IN SUCH A POPULAR LOCATION AND BEAUTIFUL MAINTAINED COMMUNAL GARDENS.

CHRISTCHURCH PARK IS WELL REGARDED FOR ITS STRONG COMMUNITY FEEL AND CONVENIENT ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES, MAKING IT AN ATTRACTIVE PLACE TO LIVE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS PROPERTY ALLOWS FOR A STRAIGHTFORWARD AND EFFICIENT PURCHASE.

OVERALL, THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-LOCATED AND PRACTICAL HOME IN ONE OF SUTTON'S MOST DESIRABLE AREAS. EARLY VIEWING IS HIGHLY RECOMMENDED.

SERVICE CHARGES £2000 PER YEAR - MANAGING AGENT REQUESTS £1000 TWICE A YEAR- THIS INCLUDES, THE BUILDINGS INSURANCE, GARDENING, INTERNAL COMMUNAL AREAS AND WINDOW CLEANING AS ADVISED BY VENDOR.

OFFERS IN THE REGION OF £275,000

- TWO BEDROOMS
- GROUND FLOOR
- POPULAR RESIDENTIAL ROAD
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING E
- SHARE OF FREEHOLD

