

**FOR SALE**



Martin & Co



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**Brighton Road, Sutton, SM2**  
**Asking Price of £325,000 LH + SH/FH**

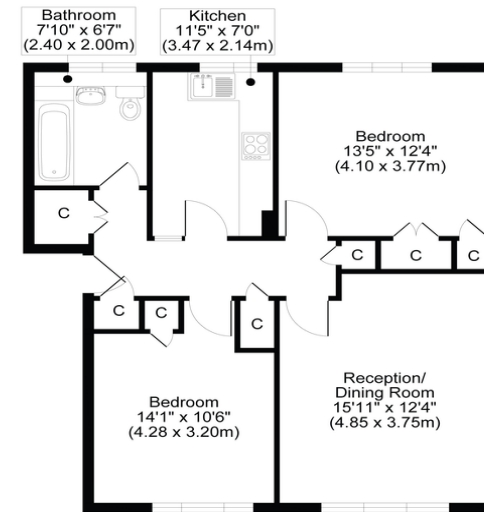
**MARTIN&CO**

## Brighton Road, Sutton, SM2

- 2 DOUBLE BEDROOM 2ND FLOOR FLAT (NO LIFT)
- SPACIOUS LIVING/DINING ROOM & PARQUET FLOORING
- MODERN KITCHEN & LUXURY NEW BATHROOM
- FRESHLEY REDECORATED & NEW SKIRTING BOARDS
- NEW INTERNAL DOORS FOR A MODERN LOOK
- SHARED RESIDENTS PARKING

2 DOUBLE BEDROOM second floor flat (Top). NO CHAIN & SHARE OF THE FREEHOLD. JUST REDECORATED/UPDATED & A NEW MODERN BATHROOM. Set within well-kept communal gardens and shared parking, a walking distance of Sutton & Belmont Stations, local schools and Sutton Town Centre. Living/dining room with parquet flooring, separate modern fitted kitchen, stunning bathroom, entry phone security, gas central heating, modern boiler, double glazed windows & stair access (No Lift). IMMEDIATELY AVAILABLE. EPC BAND D. SUTTON COUNCIL TAX BAND C = £2,017.53 PA

AVONDALE COURT, BRIGHTON ROAD, SM2  
TOTAL APPROX FLOOR PLAN AREA 734 SQ.FT (68 SQ.M)  
SECOND FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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## Martin & Co Sutton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

