



109 Sutton Heights Albion Road, South Sutton, SM2 5TD



£355,000

WH WATSON HOMES
Estate Agents

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SHARE OF FREEHOLD WITH LONG LEASE AND NO ONWARD CHAIN AND GARAGE

Nestled in the peaceful surroundings of Albion Road, Sutton, this delightful first-floor flat offers a wonderful opportunity for those seeking a spacious and comfortable home. Built in 1960, this purpose-built apartment features two generously sized bedrooms. The property boasts two separate bathrooms, including a shower suite and a full bath suite, providing convenience for both residents and guests.

The heart of the home is a well-appointed kitchen and large lounge/diner, perfect for entertaining or simply relaxing after a long day. The flat is enhanced by a lift service, making it accessible for individuals of all ages, whether you are a first-time buyer, a downsizer, or an astute investor.

Additional benefits include a garage, a share of the freehold with an impressive 940-year lease, double glazing, and gas central heating, all contributing to the energy efficiency of the property. The well-maintained communal gardens offer a serene outdoor space to unwind.

Conveniently located, this flat is just a short distance from Sutton High Street and Station, providing excellent transport links to London, making it ideal for commuters. The area is rich in amenities, with a variety of bars, restaurants, and shops within easy reach. Furthermore, it falls within the catchment area for outstanding state and grammar schools, making it a perfect choice for families.

While the property has been lovingly maintained, it presents a fantastic opportunity for you to add your personal touch and style. The tranquil atmosphere of this street and block is truly invaluable. With no chain and immediate availability, this is a chance not to be missed. Begin your new chapter in this charming flat today!

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Accommodation

Communal Entrance: communal hall leading to:

Entrance Hall, built in storage cupboards

secure intercom system

Lounge/Diner: 19'11 maximum x 16'4 at widest point , Large Double glazed window to Front Aspect, fitted carpets,

Kitchen: 10'8 x 7'8, range of modern wall and base units and drawers below, stainless steel sink/drainer unit with mixer tap, space for integrated electric /gas hob and electric/gas oven, fitted extractor hood, plumbing for washing machine and dishwasher, part tiled walls, wall mounted gas combi boiler

Bedroom 1: 14'9 x 11'

Bedroom 2: 11'3 x 10'8 built in storage area

Family Bathroom - modern suite comprising panelled bath with chrome taps, low level WC suite, pedestal hand basin, range of fitted storage units, wall lights, heated mirror, humidistat extraction fan





Plus Additional Separate Shower Room - enclosed shower cubicle, low level WC suite, hand basin, illuminated mirror

The property has the added benefit of newly fitted central heating system

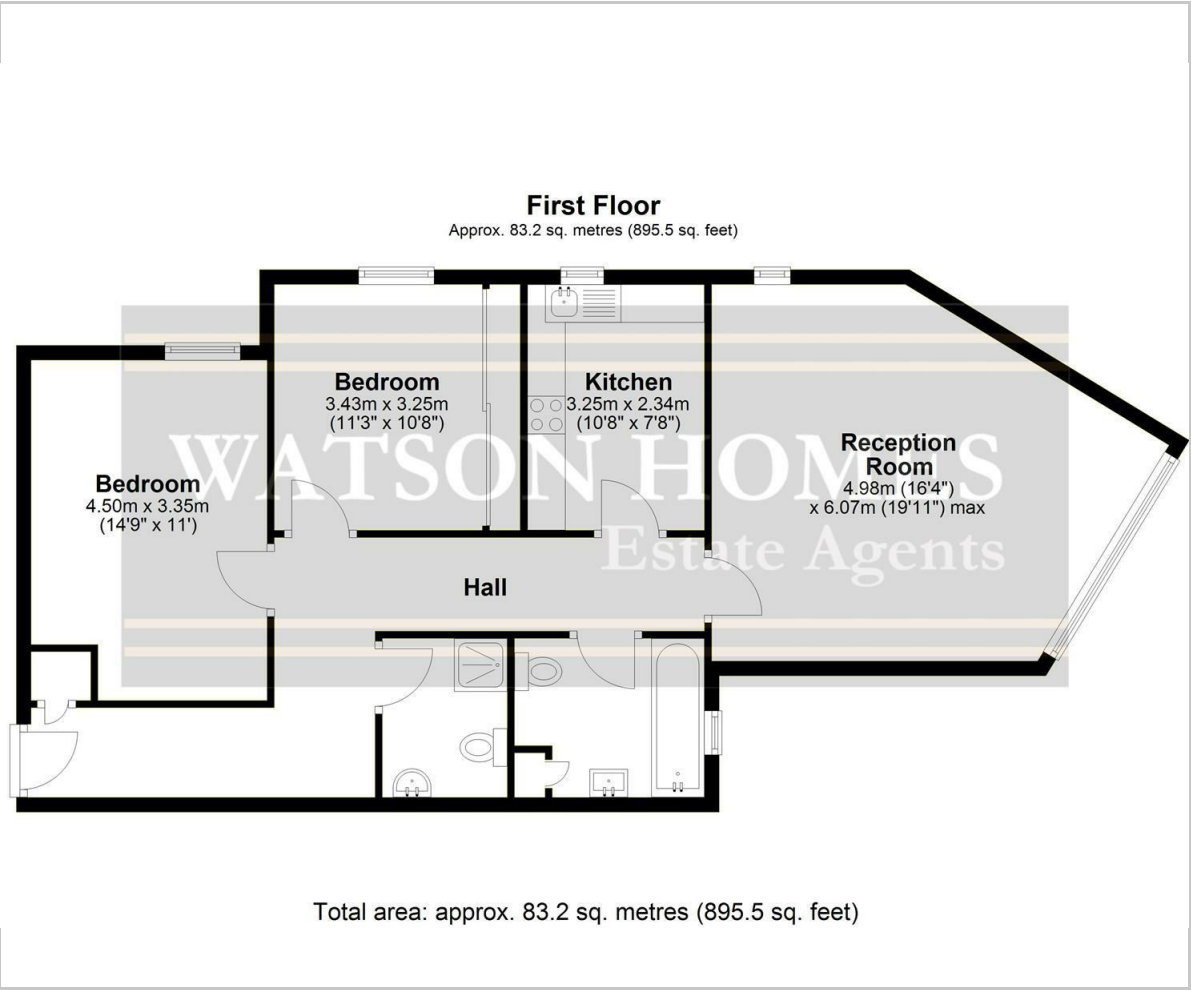
Communal Gardens

Garage En-Bloc, number 10

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

