



barnard marcus

Sorrento Road, Sutton SM1 1QU

barnard
marcus

welcome to

Sorrento Road, Sutton

This well-maintained flat, ideal for first-time buyers and investors, features a double bedroom, separate kitchen, private garden, and convenient location near public transport and amenities, offering a promising investment opportunity! On offer is a well-maintained flat, currently listed for sale. The property is in good condition and presents an exceptional buying opportunity, particularly for first-time buyers or investors seeking a promising return on investment. The flat boasts one well-sized double bedroom, a separate kitchen blessed with an abundance of natural light, a single reception room, and one bathroom. The property is brimming with unique features that add to its charm and functionality, such as a private garden, which offers an idyllic space for relaxation and outdoor entertainment. Moreover, the separate kitchen, apart from providing ample natural light, is ideal for those who love to cook in peace, away from the hustle and bustle of the main living area.

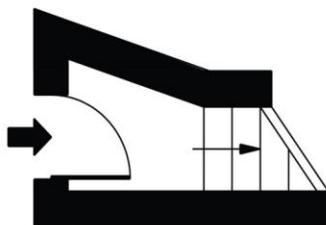
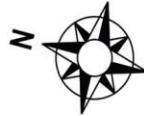


The location of this flat further enhances its appeal. It is conveniently situated with easy access to public transport links, making commuting a breeze. The local amenities are within a stone's throw, offering unparalleled convenience for shopping, dining, and other necessities. Lovers of the great outdoors will also appreciate the proximity to green spaces and nearby parks, perfect for leisurely walks or invigorating morning jogs. In summary, this flat, with its good condition, unique features, and favourable location, is a perfect choice for first-time buyers and investors alike. Don't miss out on the chance to own this fantastic property.

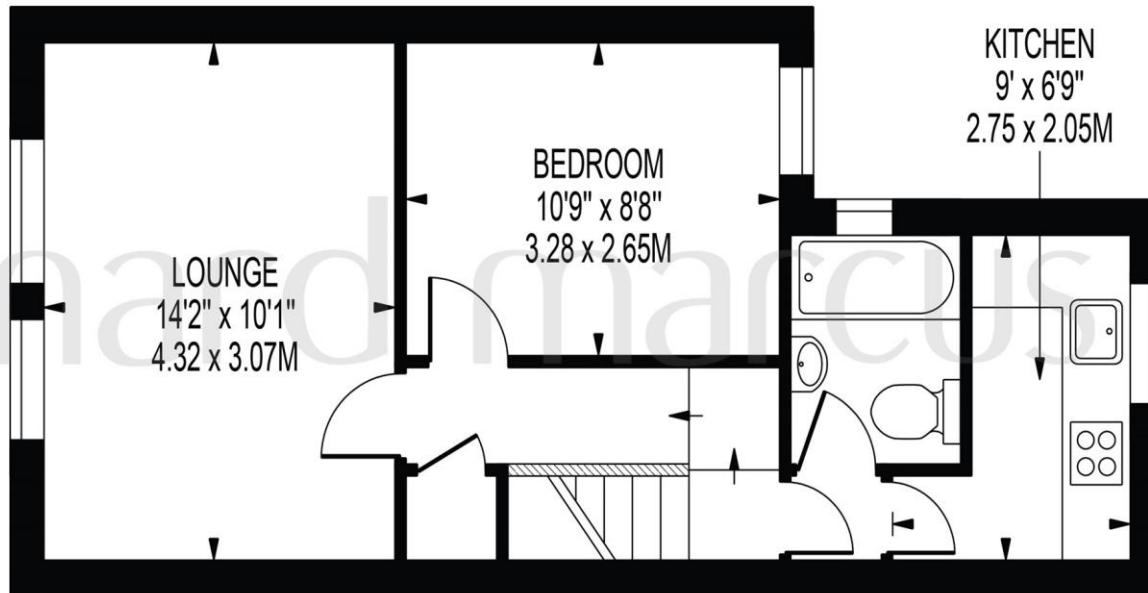
Disclaimer: Some images have been digitally furnished for illustrative purposes. The CGI furniture and décor shown are not included with the property. Room dimensions and layout remain accurate.

SORRENTO ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 408 SQ FT - 37.93 SQ M



GROUND FLOOR
ENTRANCE



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 OR 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.



welcome to

Sorrento Road, Sutton

- One double bedroom
- Private garden
- Close to public transport
- Nearby local amenities
- Convenient location
- Ideal for first-time buyers
- Proximity to parks
- Large Loft which could allow the flat to be converted into a two bed STPP

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 480.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



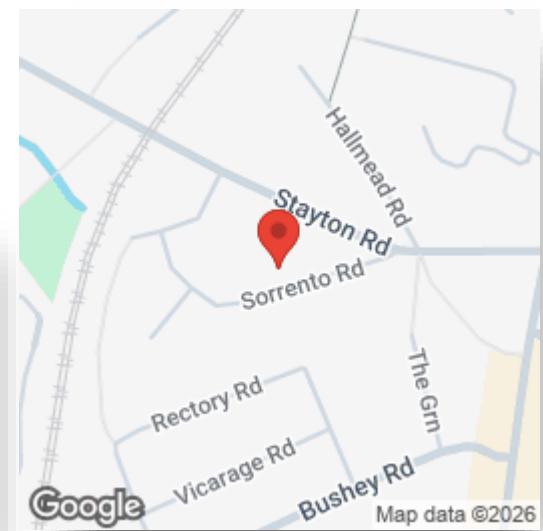
view this property online barnardmarcus.co.uk/Property/SUT110518



Property Ref:
SUT110518 - 0032

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



Please note the marker reflects the postcode not the actual property



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