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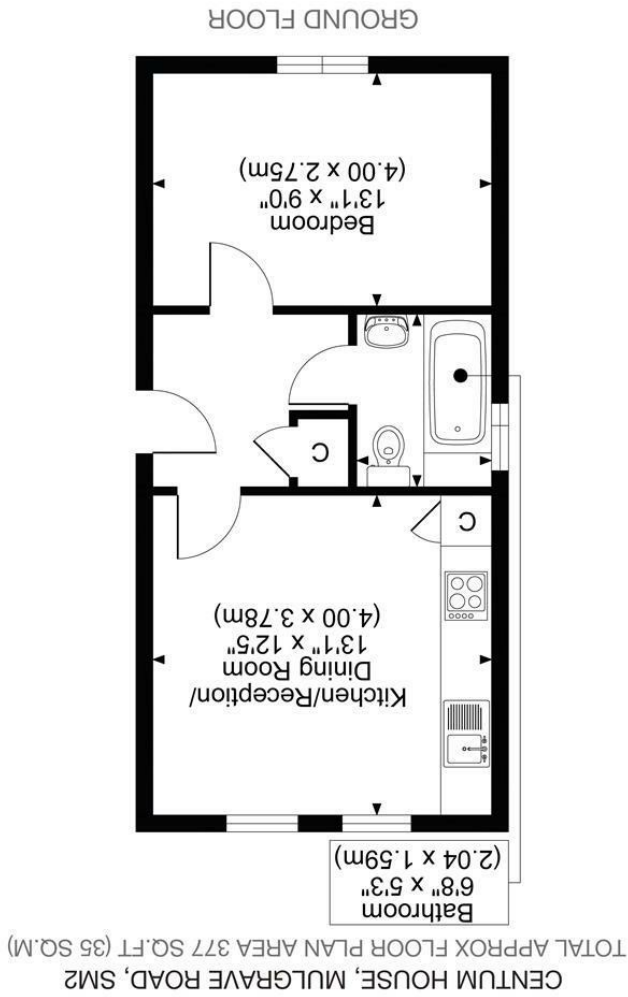
RICS

The Property Ombudsman

CHRISTIES

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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.



CHRISTIES



100 MULGRAVE ROAD, SUTTON SM2 6LZ

SITUATED ON THE POPULAR MULGRAVE ROAD IN SUTTON, THIS WELL-PRESENTED GROUND FLOOR, ONE-BEDROOM PURPOSE-BUILT FLAT OFFERS COMFORTABLE ACCOMMODATION IN A HIGHLY CONVENIENT LOCATION AND WOULD MAKE AN EXCELLENT FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY. THE PROPERTY OFFERS A SPACIOUS RECEPTION ROOM, PROVIDING PLENTY OF SPACE FOR BOTH RELAXING AND ENTERTAINING, ALONG WITH A WELL-PROPORTIONED BEDROOM AND A PRACTICAL BATHROOM. BEING SITUATED ON THE GROUND FLOOR ALSO PROVIDES EASY ACCESS AND MAKES THE PROPERTY PARTICULARLY APPEALING TO A WIDE RANGE OF BUYERS.

A COUPLE OF THE KEY BENEFITS ARE THE ALLOCATED PARKING SPACE, PROVIDING VALUABLE OFF-ROAD PARKING AND ADDING FURTHER CONVENIENCE TO THE PROPERTY AND IT BEING OFFERED WITH NO ONWARD CHAIN, HELPING TO PROVIDE A SMOOTHER AND MORE STRAIGHTFORWARD PURCHASE.

THE LOCATION IS ANOTHER MAJOR ATTRACTION, WITH SUTTON TOWN CENTRE WITHIN EASY REACH, OFFERING AN EXCELLENT SELECTION OF SHOPS, RESTAURANTS, CAFÉS AND EVERYDAY AMENITIES. THERE ARE ALSO A VARIETY OF TRANSPORT LINKS NEARBY, MAKING THE PROPERTY WELL PLACED FOR COMMUTERS AND THOSE LOOKING TO EXPLORE THE SURROUNDING AREAS.

WHETHER YOU ARE LOOKING TO TAKE YOUR FIRST STEP ONTO THE PROPERTY LADDER, SEARCHING FOR A CONVENIENT HOME OR CONSIDERING AN INVESTMENT OPPORTUNITY, THIS FLAT OFFERS A COMBINATION OF SPACE, LOCATION, PARKING AND CONVENIENCE THAT IS WELL WORTH VIEWING.

SERVICE CHARGES £1,920 PA AS ADVISED BY VENDOR.

SHARE OF FREEHOLD - 986 YEAR LEASE REMAINING.

OFFERS IN THE REGION OF £240,000

- ONE BEDROOM
- GROUND FLOOR
- NO ONWARD CHAIN
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC RATING D

