BURLINGTON
ESTATE AGENTS



7B Victoria Road

Sutton, SM1 4RT

Offers over £250,000

Burlington Estate Agents are delighted to bring to the market this charming and conveniently located one-bedroom ground floor garden apartment, offered with a share of the freehold with a lease term of 990 years and no ground rent or service charges, off-street parking and a private garden.

The property benefits from a bright, neutral and stylish interior, featuring wood flooring, low-voltage lighting and gas central heating throughout.

Accessed via its own private entrance, the apartment opens into a comfortable lounge, a modern fully equipped kitchen with integrated appliances, excellent storage and generous food preparation space. The kitchen also houses a serviced Worcester combination boiler.

The principal bedroom enjoys a front-aspect box bay window, an additional side window providing dual-aspect natural light, fitted wardrobes and low-voltage spot lighting. The upgraded, bespoke-designed shower room includes a double-size walk-in shower cubicle, obscure glazed window and vented extractor fan.

To the rear, the property offers a sunny private garden laid with artificial grass, while to the front there is private block-paved off-road parking.

This attractive apartment would make an ideal first-time purchase, downsize, investment or pied-à-terre, combining stylish accommodation with private outside space and excellent convenience.

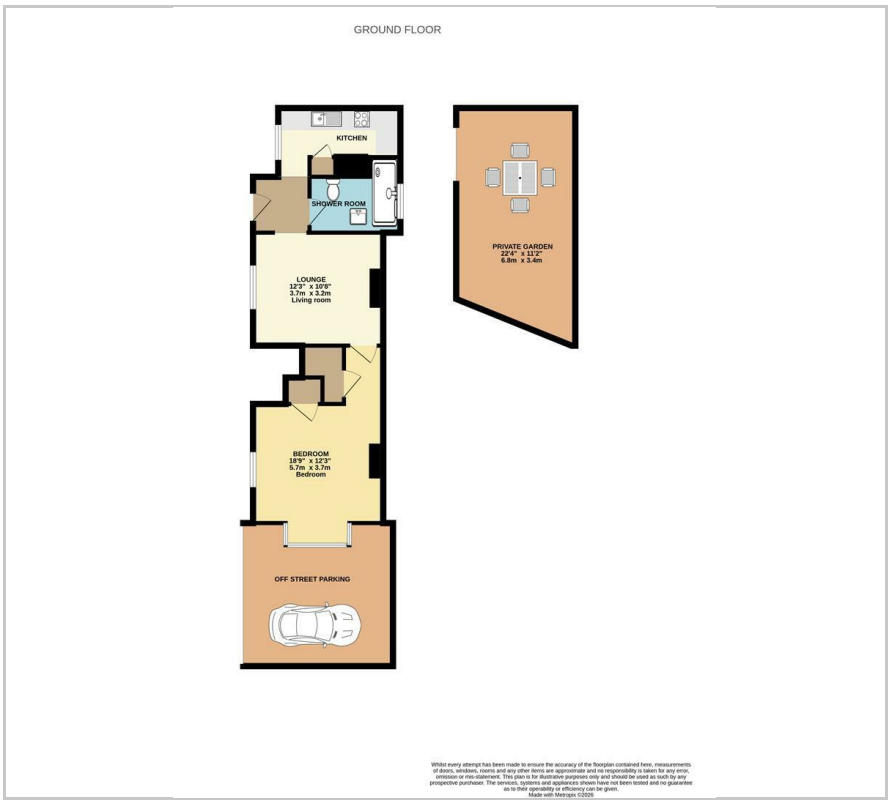
- Ground floor character apartment
- Private entrance
- One bedroom
- Modern equipped kitchen
- Separate living room with wood flooring
- Luxurious shower room
- Private garden
- Private of road parking
- Share of freehold
- Very easy access to Sutton train station & High street

Viewing

Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.

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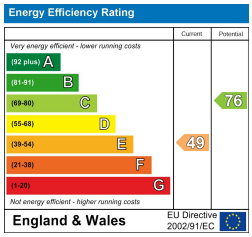
Floor Plan

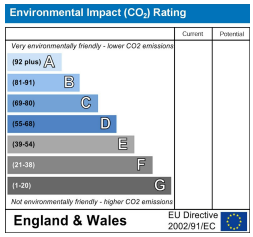


Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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