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RICS

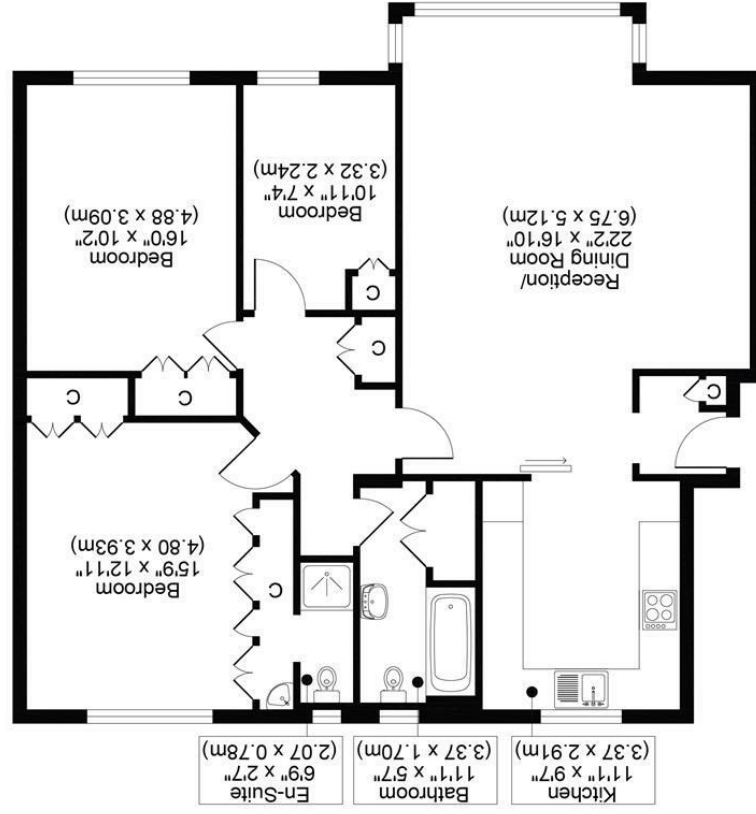
The Property Ombudsman

CHRISTIES

optica
 MEDA
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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.

SECOND FLOOR



ORMSBY, STANLEY ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 1048 SQ.FT (97 SQ.M)



CHRISTIES



STANLEY ROAD, SUTTON SM2 6TJ

LOCATED ON THE DESIRABLE STANLEY ROAD IN SUTTON, THIS PURPOSE-BUILT FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SITUATED ON THE FIRST FLOOR, THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR FAMILIES OR THOSE SEEKING EXTRA SPACE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS PRIME LOCATION. RESIDENTS WILL FIND THEMSELVES JUST A STONE'S THROW AWAY FROM A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, MAKING DAILY ERRANDS AND LEISURE ACTIVITIES EASILY ACCESSIBLE. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW HOME.

LEASE: 963 YEARS
SERVICE CHARGES: £970 PAID TWICE A YEAR.

OFFERS IN THE REGION OF £400,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO AMENITIES
- COUNCIL TAX BAND D
- EPC RATING C

