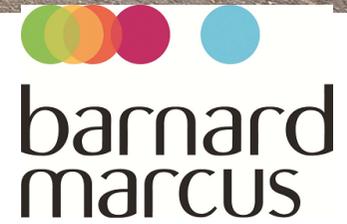




**Marian Court Robin Hood Lane, Sutton SM1 2SB**



**welcome to**

## **Marian Court Robin Hood Lane, Sutton**

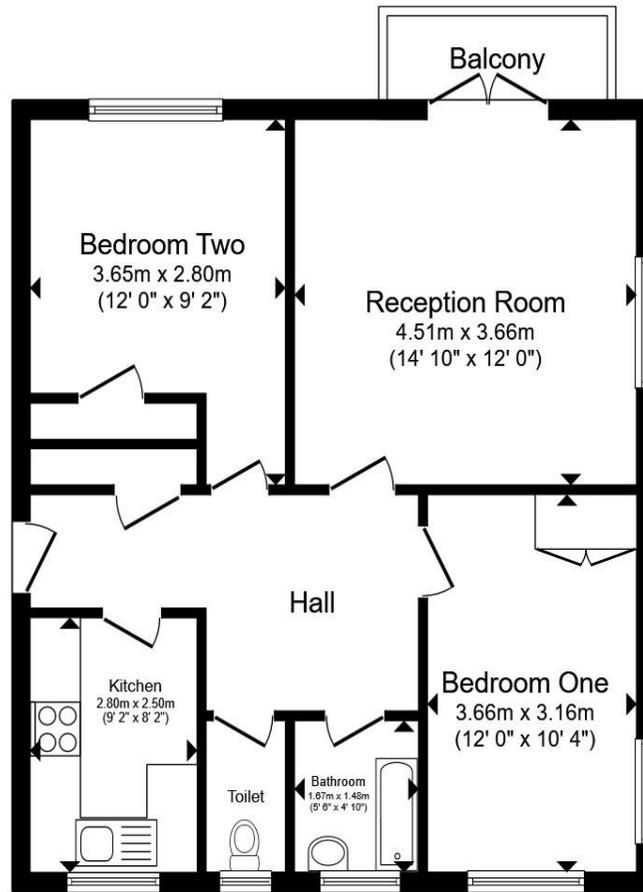
Set within Marian Court, this well-presented two bedroom flat offers a practical layout with generous room proportions and a private balcony - ideal for buyers seeking a straightforward home in a convenient position.

The accommodation is arranged around a central entrance hall with excellent separation between living and sleeping space. The reception room is bright and comfortable, with direct access onto the balcony - a real bonus for morning coffee or fresh air without leaving the building. The kitchen is set apart from the living room, providing a defined cooking space with good storage and worktop provision.

Both bedrooms are well-sized and easily accommodate standard bedroom furniture, making the property suitable for sharers, guests, or a home office setup. The bathroom has been updated with a clean, modern finish, and there is also a separate WC - a feature many buyers specifically look for in day-to-day living.

Externally, residents benefit from well-kept communal grounds, adding a pleasant outlook and a greener setting around the building.





## Floor Plan

Total floor area 59.6 m<sup>2</sup> (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Marian Court Robin Hood Lane, Sutton

- Purpose-built flat in Marian Court
- Private balcony accessed from the reception room
- Bright, well-proportioned reception room
- Separate fitted kitchen
- Two genuinely usable bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110645](https://www.barnardmarcus.co.uk/Property/SUT110645)



Property Ref:  
SUT110645 - 0006

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**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



2&3 Regent Parade, Brighton Road, SUTTON,  
Surrey, SM2 5BL



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**