



11 Devonshire Road  
Sutton, SM2 5FX  
Offers over £380,000



# 11 Devonshire Road, Sutton, SM2 5FX

GUIDE PRICE £400,000 - £425,000 If you are looking to buy an upmarket apartment in a prestigious recently-built development, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right.

The great news is that Abbots Court just ticks so many boxes, with this particular property being one of the largest in the block, with a gorgeous bay window in the living area, offering elevated views and lots of natural light flooding into the room. Also being positioned within an incredibly handsome building, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such fantastic place to live.

The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The contemporary kitchen is a great place to cook up a storm in, with a large amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the sumptuous open plan lounge really is a huge space, with enough room to not just relax in, but also to dine comfortably.

When this happens and you offer your friends to spend the night, this is an apartment with an 'ace up its sleeve'. The master bedroom has the amazing benefit of having an en-suite! Just think of the benefits... no more arguing in the mornings with your partner or kids! Another great bonus a second bedroom that really is a true double size.

So, what about location? Well, you really are in arguably the the most sought after area in South Sutton for apartment living, centrally located, being within a short walk into town, with a vast selection of shopping facilities, restaurants and bars and excellent transport links such as the mainline station whizzing you up into town in under half an hour!



## SECOND FLOOR

Hallway

Kitchen/Dining Room/Kitchen

23'8 x 13'5 (7.21m x 4.09m)

Bedroom

12'8 x 11'4 (3.86m x 3.45m)

En-Suite

7'5 x 6'1 (2.26m x 1.85m)

Bedroom

11'7 x 9'7 (3.53m x 2.92m)

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

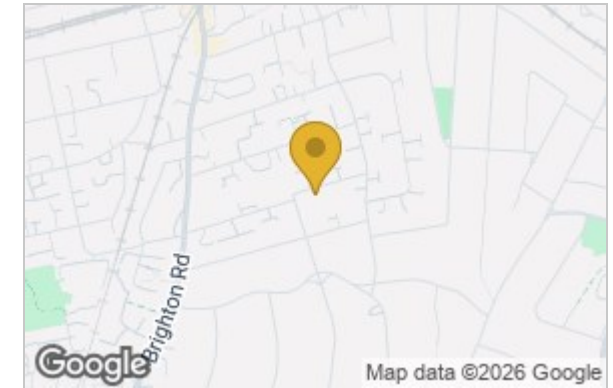
## OUTSIDE

Allocated Parking

Communal Grounds

Bike Storage

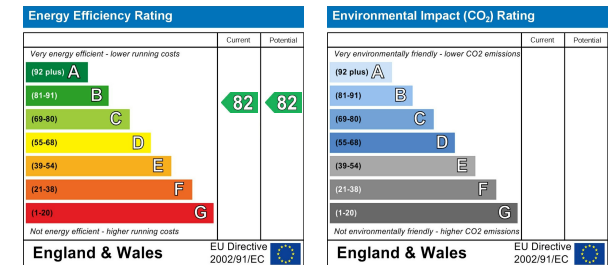
## Area Map



## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) butlershomes.co.uk