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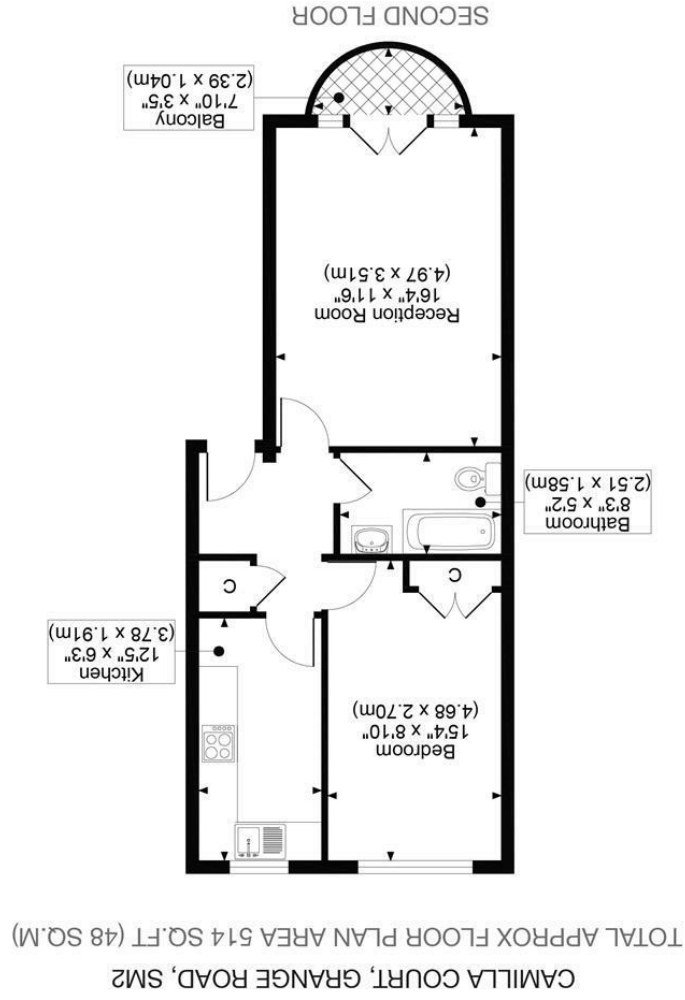
RICS

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.



CHRISTIES



56 GRANGE ROAD, SUTTON SM2 6SJ

GUIDE PRICE £240,000

SITUATED ON THE SOUGHT-AFTER GRANGE ROAD IN SUTTON, THIS WELL-PRESENTED SECOND FLOOR APARTMENT OFFERS BRIGHT AND COMFORTABLE LIVING ACCOMMODATION IN A CONVENIENT LOCATION.

THE PROPERTY COMPRISES A SPACIOUS RECEPTION ROOM, MODERN KITCHEN AND BATHROOM, AND A WELL-PROPORTIONED DOUBLE BEDROOM. A PRIVATE BALCONY PROVIDES THE PERFECT SPACE TO RELAX AND ENJOY THE OUTDOORS.

FURTHER BENEFITS INCLUDE AN ALLOCATED PARKING SPACE, PLENTY OF NATURAL LIGHT THROUGHOUT, AND NO ONWARD CHAIN, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING TO DOWNSIZE.

CONVENIENTLY LOCATED CLOSE TO SUTTON'S SHOPS, TRANSPORT LINKS, LEISURE FACILITIES, AND GREEN SPACES, THIS FANTASTIC APARTMENT IS NOT TO BE MISSED.

ANNUAL SERVICE CHARGE £1,074.15 AS ADVISED BY VENDOR.

BUILDING INSURANCE £490 AS ADVISED BY VENDOR.

GROUND RENT £100 AS ADVISED BY VENDOR.

LEASE: 90 YEARS REMAINING, WITH A FURTHER 90-YEAR LEASE EXTENSION ALREADY AGREED.

- ONE BEDROOM
- SECOND FLOOR
- ALLOCATED PARKING
- NO CHAIN
- EPC RATING B
- COUNCIL TAX BAND C
- 90 YEARS LEASE REMAINING, WITH A FURTHER 90-YEAR LEASE EXTENSION ALREADY AGREED.

