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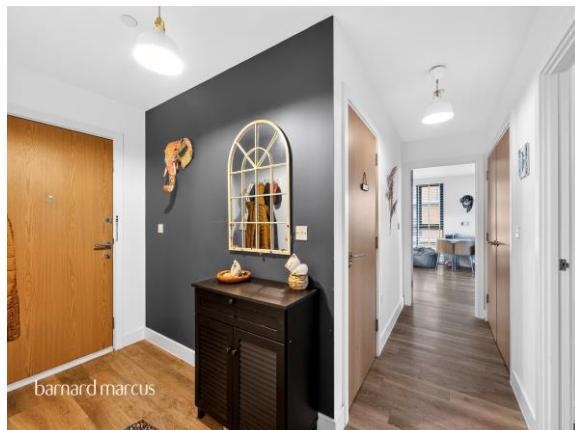
**Tavernelle House, High Street, Sutton SM1 1AH**

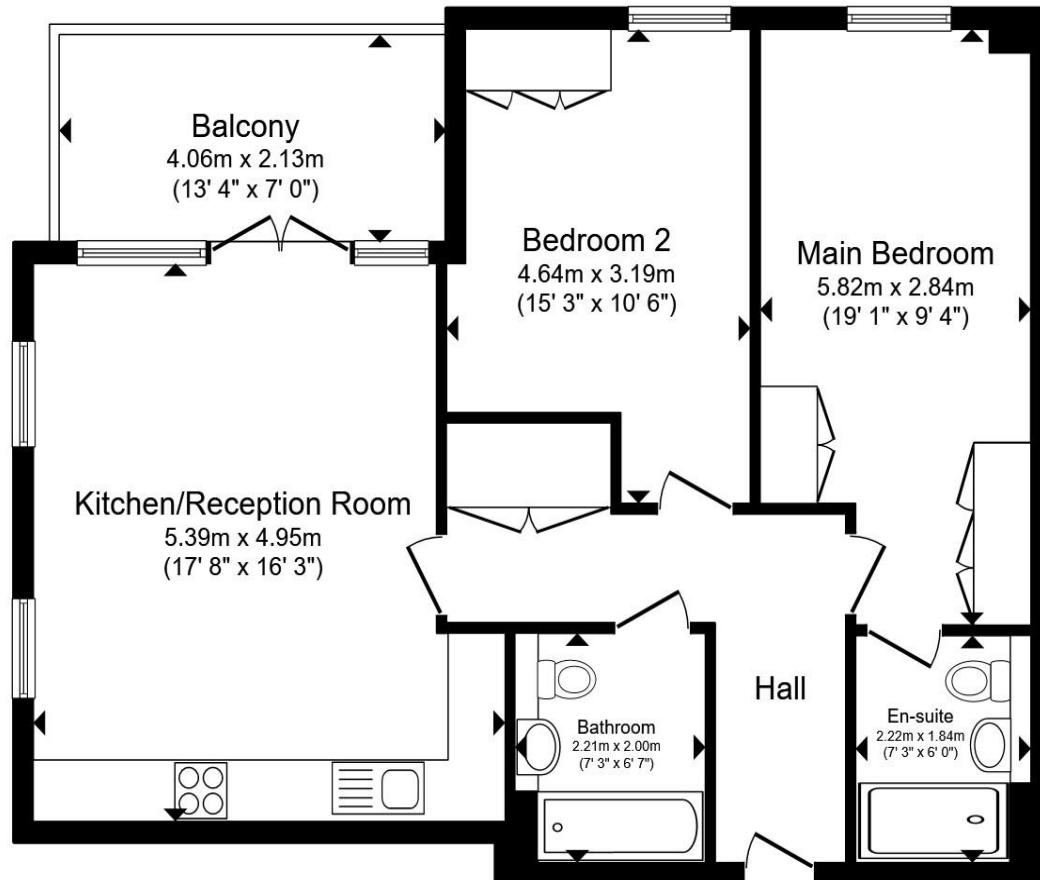
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welcome to

## Tavernelle House High Street, Sutton

A bright, modern two double bedroom, two bathroom fifth-floor corner apartment in Tavernelle House, Sutton, offered chain free. Benefits include a private balcony, a Quooker instant boiling/filtered water system, and access via a private side lift serving only the five residential floors. Offered to the market with no onward chain, this modern fifth-floor apartment provides generous accommodation of approximately 72.8 sq m / 783 sq ft. The heart of the home is the open-plan kitchen/reception room (approx. 17'8 x 16'3), a bright space ideal for everyday living and entertaining, with direct access onto the private balcony-perfect for sitting out and enjoying the far-reaching outlook. The property offers two double bedrooms, including a spacious main bedroom with its own en-suite shower room, plus a separate family bathroom. Positioned in a convenient Sutton location, the flat is well placed for access to the town centre amenities, shops, and transport links.





## Fifth Floor

Total floor area 72.8 m<sup>2</sup> (783 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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## Tavernelle House High Street, Sutton

- Chain-free sale
- Fifth floor apartment with no one above or to the side
- Approx. 72.8 sq m / 783 sq ft of accommodation
- Open-plan kitchen/reception room
- Private balcony with elevated views
- Two double bedrooms
- Quooker system with instant boiling & filtered water
- Private side lift serving the five floors only

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2990.00

Ground Rent: 525.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£375,000**



view this property online [barnardmarcus.co.uk/Property/SUT110838](http://barnardmarcus.co.uk/Property/SUT110838)



Property Ref:  
SUT110838 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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