



Leith Towers, Sutton SM2 5BY

welcome to

Leith Towers, Sutton

Set within a purpose-built block, the property is arranged over two floors, offering a practical and comfortable layout with a great sense of space. The building also benefits from a lift, providing easy access throughout. While the flat is presented in good condition, it offers an excellent blank canvas for buyers wishing to modernise or personalise to their own taste.

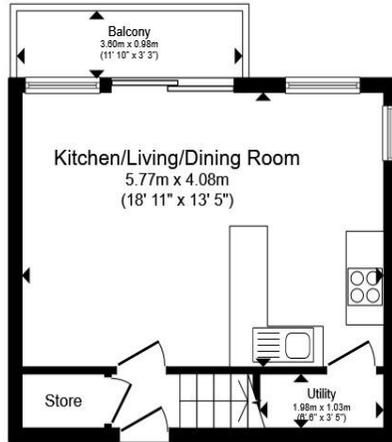
The lower level features a good-sized living and dining area with plenty of natural light, along with a functional separate kitchen. The private balcony is also here being a focal point of the property. Upstairs, there are two well-proportioned bedrooms, both offering flexibility for occupants-ideal for sharers, guests, or a home office. A family bathroom serves the upper floor.

Additional benefits include a garage en bloc, providing secure parking or storage options, as well as residence permit parking for added convenience. The property also boasts an impressive 958 year lease, offering long-term peace of mind.

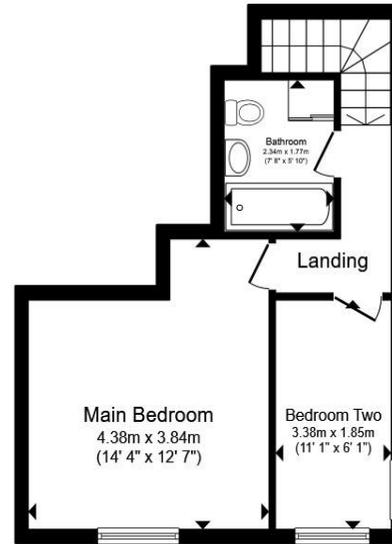
The location is particularly attractive, with a choice of excellent local schools nearby and Sutton's town centre, shops, cafés, and leisure facilities all within easy reach.

An ideal purchase for first-time buyers, those looking to add value, or investors seeking a strong rental opportunity.





6th Floor



7th Floor



Total floor area 59.4 m² (640 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



Auctioneer's Comments

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Flat
- Split Level

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 4120.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT109340](https://www.barnardmarcus.co.uk/Property/SUT109340)



Property Ref:
SUT109340 - 0003

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