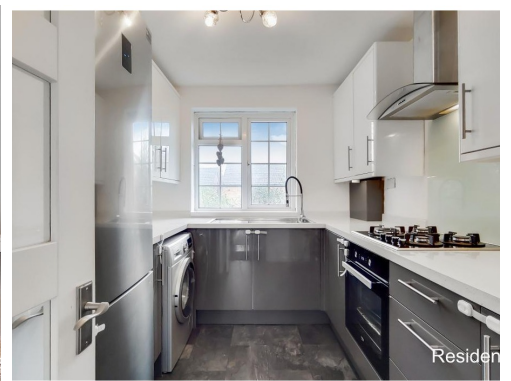


2 bedroom Flat for sale - £330,000

Sutton, SM2



Key Features

Two Bedrooms, First Floor, Bright Living, Fitted Kitchen, Spacious Rooms, Communal Gardens, Residents Parking, South Sutton, Close Transport, Chain Free

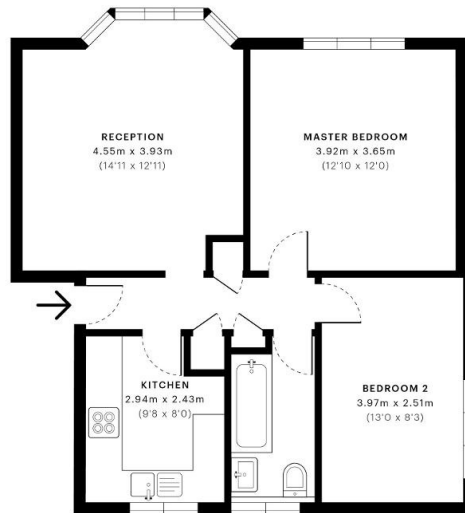
Description

A well-presented and spacious two-bedroom apartment forming part of the popular Sandown Court development. The property offers bright and well-proportioned accommodation throughout and is ideally suited to first-time buyers, downsizers or investors. The apartment comprises a welcoming entrance hallway leading to a generous living and dining room, providing a comfortable and versatile space for both relaxing and entertaining.

The separate fitted kitchen offers a range of wall and base units with ample workspace and storage. There are two well-sized bedrooms, both offering good natural light and space for furnishings, while the accommodation is completed by a bathroom.

Further benefits include well-maintained communal areas and residents' parking. Offering spacious accommodation and a practical layout, this property presents an excellent opportunity to acquire a comfortable home within a well-established residential development.





— First floor

| | | | |
|--|---|--|--|
| GROSS INTERNAL AREA (GIA) The footprint of the property. 58.8 Sqm / 633.4 Sqft | NET INTERNAL AREA (NIA) Excludes walls and external features. Includes mezzanines, recessed head 56.0 Sqm / 602.7 Sqft | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft | RESTRICTED HEIGHT Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft |
|--|---|--|--|



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Pools and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
80.0 Sqm / 849.2 Sqft
IPMS 3C RESIDENTIAL
57.2 Sqm / 615.5 Sqft

SPEC ID:
5658021874245v0a3b34646

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Address: 4 Sandown Court, Grange Road, Sutton, SM2 6SQ