

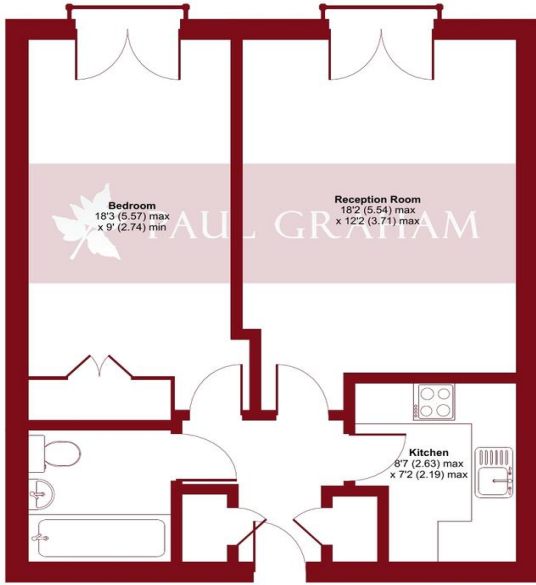


**5 Harkness Court, Cleeve Way, Sutton, SM1 3TX | Guide Price £160,000 Leasehold**

Set within a modern development built in the early 2000s, this well-presented one-bedroom apartment offers bright, comfortable living and is ideal for first-time buyers or investors alike. The layout includes a spacious reception room, a separate fitted kitchen and a generous double bedroom, all maintained in good decorative order throughout. The property further benefits from an allocated parking space and a healthy lease of 103 years remaining. Offered to the market with no onward chain, it provides a straightforward and convenient purchase opportunity.

**Harkness Court, Cleeve Way, Sutton, SM1**

Approximate Area = 559 sq ft / 51.9 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Paul Graham. REF: 1383982

**ENTRANCE HALL**

**KITCHEN 8' 7" x 7' 2" (2.62m x 2.18m)**

**RECEPTION ROOM 18' 2" x 12' 2" (5.54m x 3.71m)**

**BEDROOM 18' 3" x 9' 0" (5.56m x 2.74m)**

**BATHROOM**

**103 YEAR LEASE**

**NO ONWARD CHAIN**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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