



**Beddington Manor Eaton Road, Sutton SM2 5ED**



***welcome to***

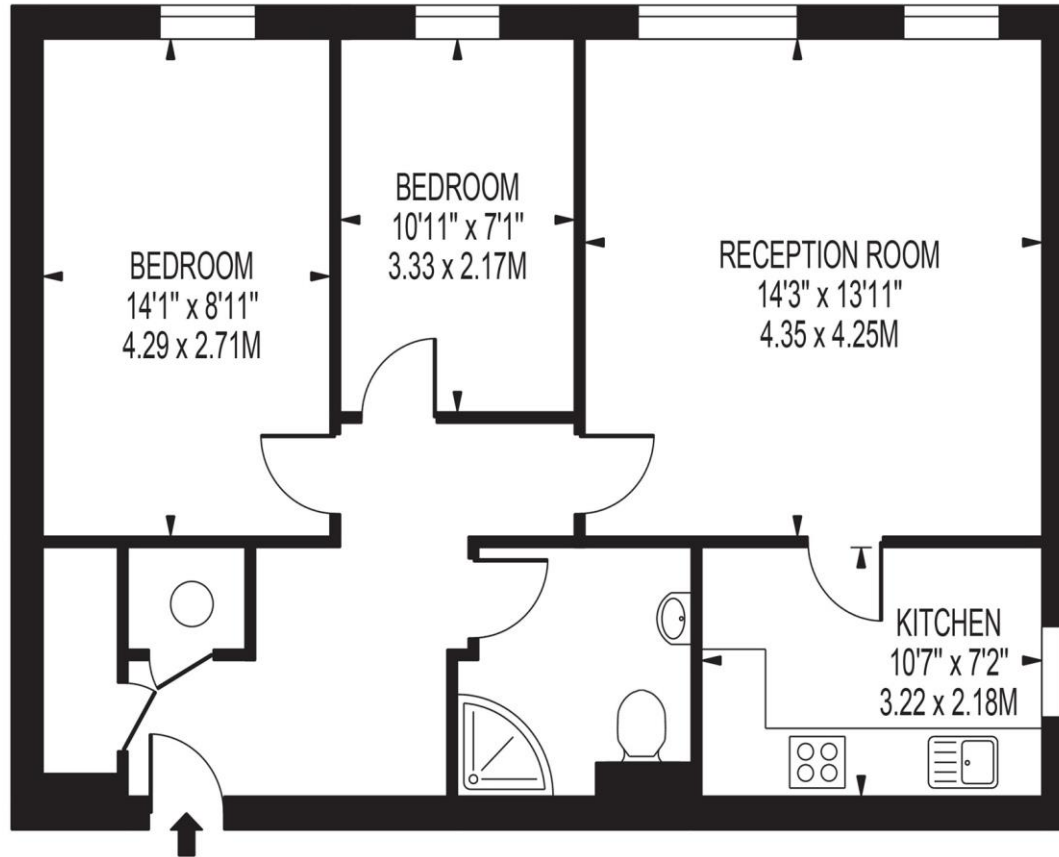
## **Beddington Manor Eaton Road, Sutton**

Features include two well sized bedrooms with floor to ceiling windows. The kitchen is again is well presented and features eye/base level units in addition integrated appliances. The standout feature is the main reception room which is flooded with light! A beautiful element of this room to point out would be the parquet flooring. This property externally offers a garage and parking throughout the development. Beddington Manor is beautifully situated being on a tree lined road only minutes from Sutton town centre and mainline station. Sutton has an array of restaurants and shops making this the ideal buy.



# BEDDINGTON MANOR

APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 62.98 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Beddington Manor Eaton Road, Sutton

- Modern bathroom
- Floor to ceiling windows
- Long lease
- Garage
- South Sutton location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110707](https://barnardmarcus.co.uk/Property/SUT110707)



Property Ref:  
SUT110707 - 0014

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