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



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**welcome to**

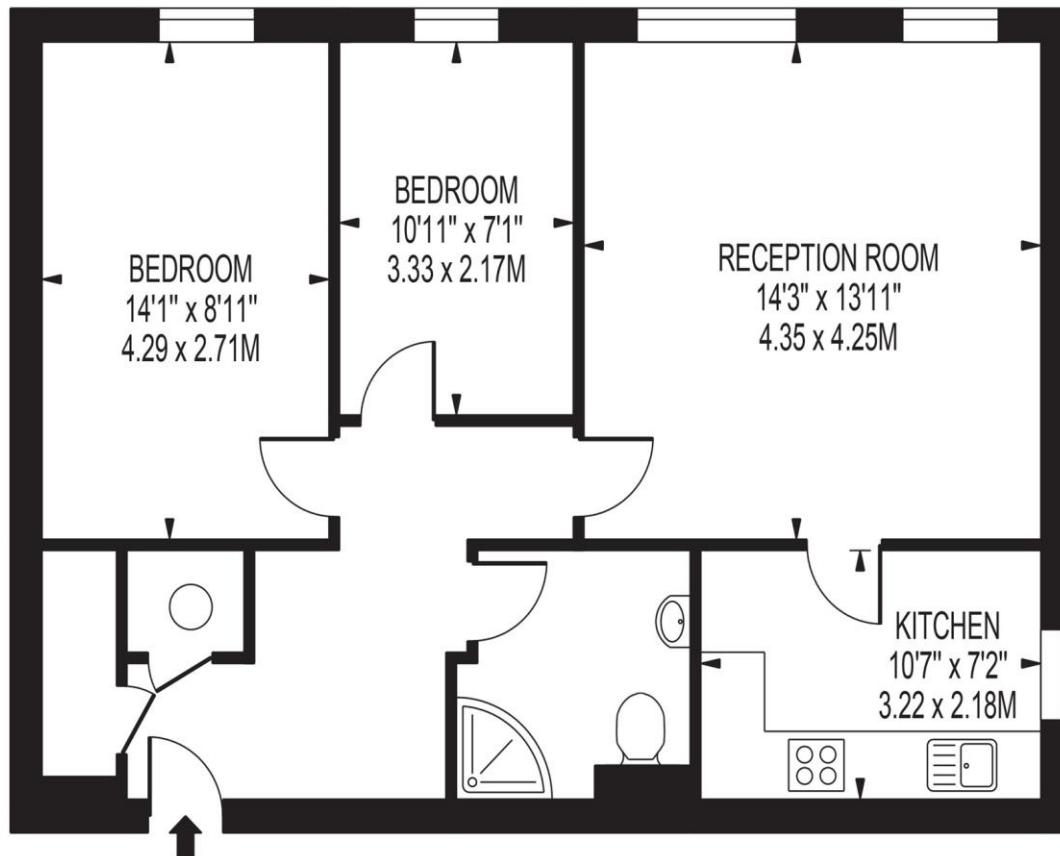
## **Beddington Manor Eaton Road, Sutton**

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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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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**



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

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.



Property Ref:  
SUT110707 - 0014

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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