



**Henry Hatch Court Christchurch Park, Sutton SM2 5TN**



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## **Henry Hatch Court Christchurch Park, Sutton**

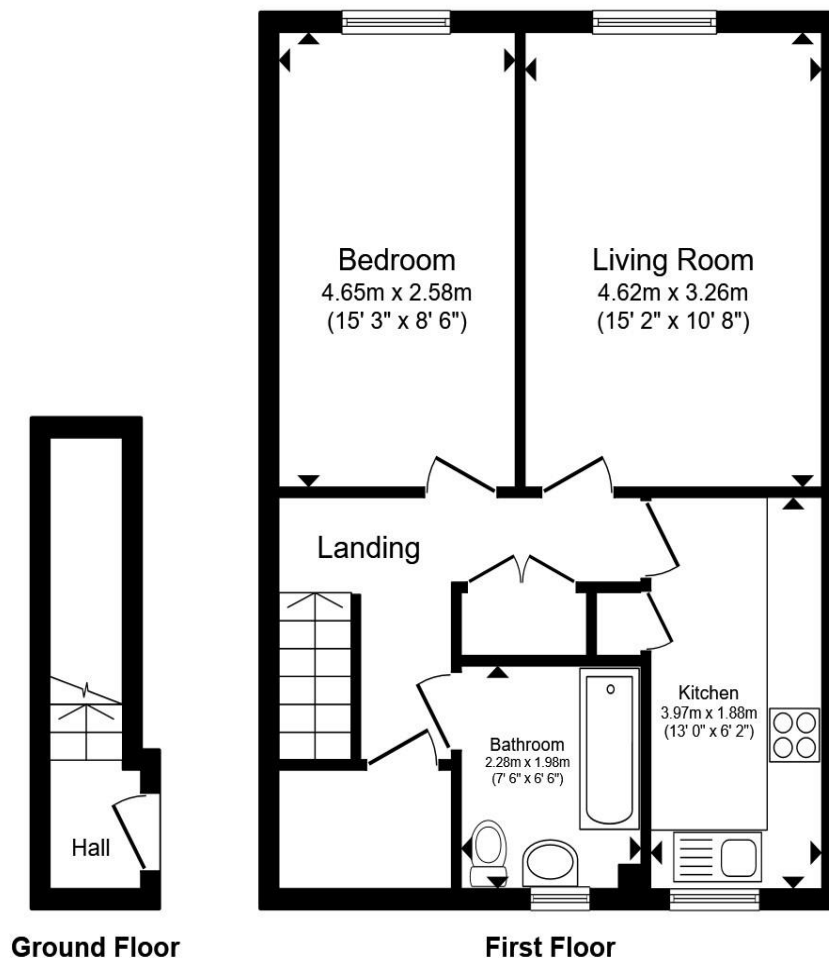
This maisonette features an open-plan reception room with wood floors and large windows, creating a bright living and dining space. The adjoining kitchen benefits from natural light, providing a practical area for everyday cooking and entertaining. The double bedroom offers comfortable proportions, while the bathroom includes a heated towel rail and modern suite. The property also benefits from parking.

The maisonette is well located for Sutton's excellent range of local amenities, including supermarkets, cafés, restaurants and everyday services found in and around Sutton town centre. Nearby green spaces and parks provide opportunities for walking routes and outdoor recreation.

Public transport links are a particular advantage of this location. Sutton railway station offers regular services to London Victoria and London Bridge, with typical journey times of around 30-40 minutes, making the property suitable for commuting into central London and beyond. Additional bus routes run through the area, connecting to surrounding neighbourhoods and further transport hubs.

The combination of open-plan living, parking and access to local amenities and public transport makes this one-bedroom maisonette a practical option in Sutton's popular residential setting.





## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Total floor area 56.1 m<sup>2</sup> (604 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](http://www.propertybox.io)



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## Henry Hatch Court Christchurch Park, Sutton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought-after Sutton residential location
- Bright open-plan living and dining

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 990.00

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110579](https://barnardmarcus.co.uk/Property/SUT110579)



Property Ref:

SUT110579 - 0004

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.

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