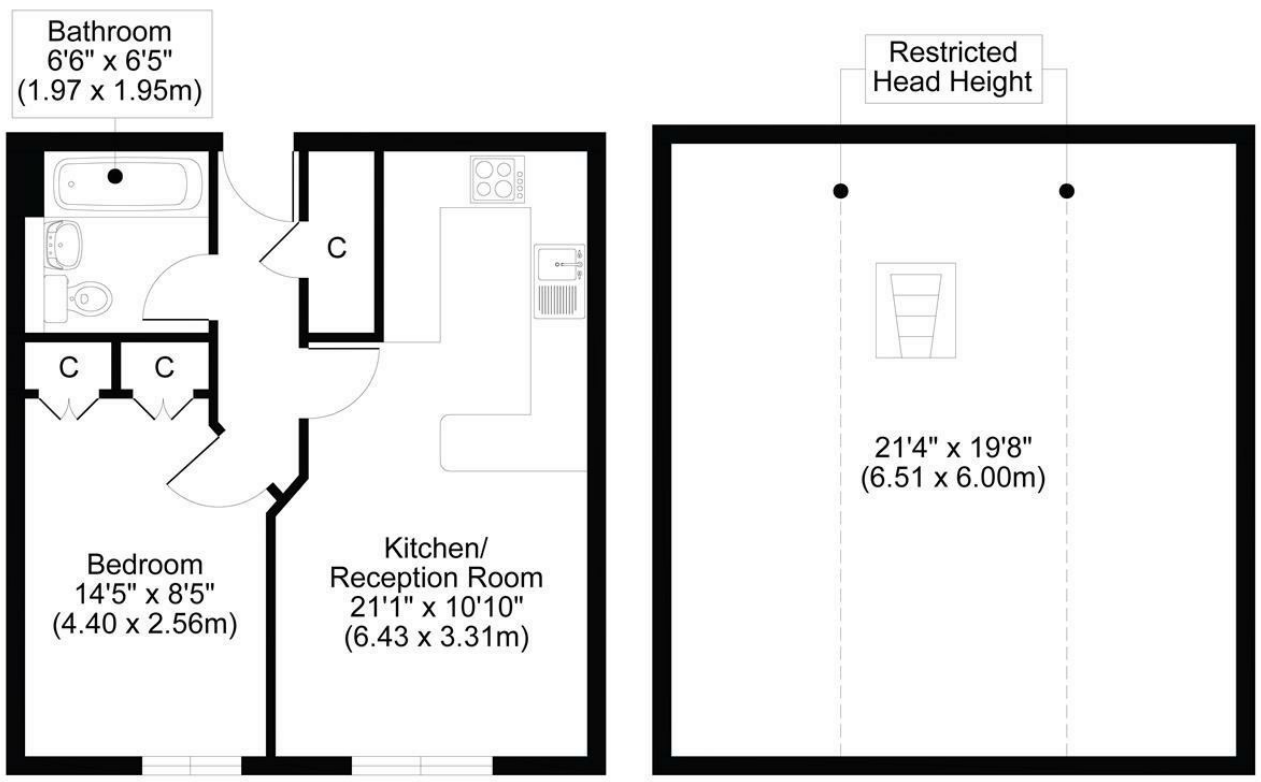
CHRISTIES



TULIP TREE COURT, CRESCENT BELMONT, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING LOFT 834 SQ.FT (77 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING LOFT413 SQ.FT (38 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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46-48 The Crescent, Sutton SM2 6BJ

Guide Price £250,000

BLACK FRIDAY EVENT ** **GUIDE PRICE: £250,000 - 275,000

Situated on the sought-after The Crescent in Belmont, this beautifully presented second-floor apartment offers stylish, turn-key accommodation in a highly convenient location.

The property features a spacious open planned lounge/kitchen, a well-proportioned double bedroom, a modern bathroom and its own private loft storage space, making it an ideal purchase for first-time buyers, professionals or investors alike.

Further benefits include allocated parking, additional visitor parking, share of freehold and a well-maintained development. Belmont Station is just a short walk away, providing excellent transport links into Central London and beyond, while local shops and amenities are also within easy reach.

Offering a fantastic combination of comfort, convenience and location, this superb apartment is ready to move straight into. Early viewing is highly recommended.

Service Charge: £1477.32 per annum - as advised by vendor

- One Bedroom
- Second Floor
- Allocated Parking
- Close To Amenities and Station
- EPC Rating C
- Council Tax Band C
- 93 Years on Lease - Vendor is working on extending to 999 years













