

**FOR SALE**

**Martin & Co**

**Homefield Park, Grove Road, Sutton, SM1**  
**Asking Price "Offers Over £250,000" Long LH + SH/FH**



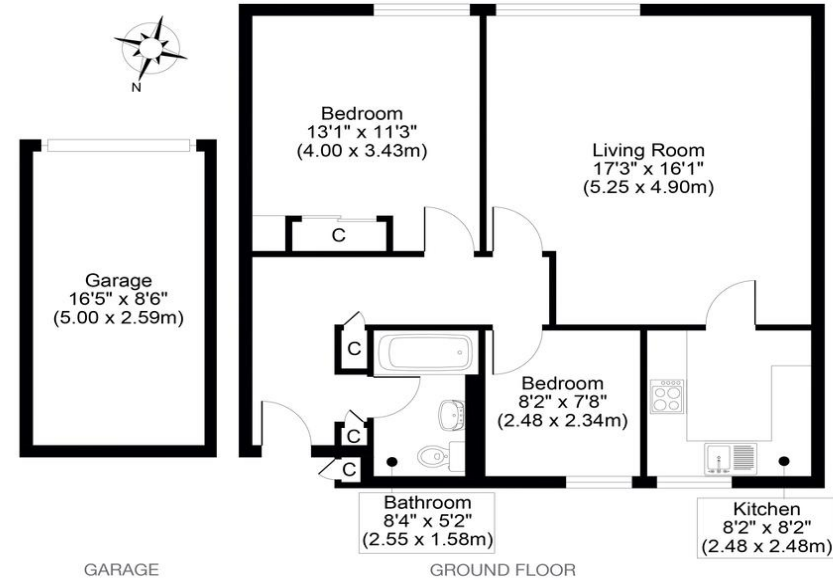
**MARTIN&CO**

## Homefield Park, Grove Road

- GROUND FLOOR 2 BEDROOM APARTMENT
- CLOSE TO SUTTON STATION & THE TOWN CENTRE
- 981 YEAR LEASE & SHARE OF THE FREEHOLD
- GARAGE & VISITOR PERMIT PARKING
- NO CHAIN
- GAS CENTRAL HEATING
- REQUIRES UPDATING

A spacious 2 bedroom ground floor apartment with a LEASE OF 981 YEARS, SHARE OF THE FREEHOLD & A GARAGE, located close to Sutton town centre and 5 - 7 minutes' walk to Sutton mainline Station. This apartment would suit a couple or small family, as benefits included a large living/dining room, separate kitchen, larger double bedroom, white suite bathroom & a good sized second bedroom/home office. Ideally situated near to all local amenities and a many popular schools, potential buyers should be aware that the property requires redecoration/updating, but is immediately available with NO CHAIN. VIEWING HIGHLY RECOMMENDED. SOLE AGENT. KEYS HELD. Sutton Council Tax Band D = £2,269.72 pa. EPC Band C

HOMFIELD PARK, GROVE ROAD, SM1  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 850 SQ.FT (79 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 710 SQ.FT (66 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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## Martin & Co Sutton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

