



Stanley Road, Sutton



Guide Price £300,000

Leasehold - Share of Freehold

- First Floor Victorian Conversion
- Two Bedrooms
- Well Presented Throughout
- 14ft Ceilings & Sash Windows
- Gas Central Heating
- Garage in Block
- Walking Distance to Station
- Share of Freehold



Located in the heart of South Sutton The Personal Agent are proud to present this well presented first floor Victorian conversion apartment. The property has been upgraded by the current owners to include double glazed sash windows, high gloss white kitchen with induction hob, fan assisted gas oven, wood effect work surfaces and Franke sink. Further noteworthy points includes a garage in block, 14ft high ceilings and stripped wooden doors.

The property is located under 1/2 a mile from

Sutton station and shops and would make an ideal investment property or first time purchase.

The property comprises an entrance hallway with doors to the bright and spacious lounge/diner with sash windows and a door to the fire exit, the kitchen which comprises a range of eye and base level units with integrated oven and hob with space for further utilities. There are two bedrooms both with UPVC sash windows and the modern family bathroom with a storage cupboard.

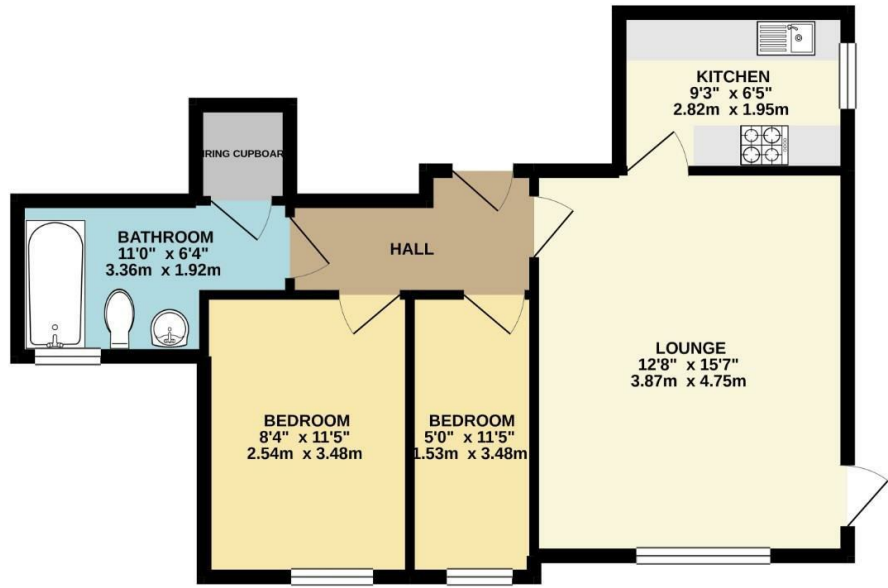
Outside there is a garage in block, parking to the front and a well maintained communal garden.

Located just a 10 minute level walk of Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within a 0.5 of a mile with fast and frequent rail services to London termini. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.

Share of Freehold



FIRST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA - 528 sq.ft. (49.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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