

Turnpike Lane Sutton, Surrey SM1 4JA

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER this bright first floor studio apartment. Only a short walk to Sutton high street & mainline station, this property is perfect for first time buyers and investors alike! Features include fitted wardrobes, bright modern lounge/bedroom with a bay window. This property also has a 974 year lease with allocated parking and is offered to the market as CHAIN FREE.

Offers In Excess Of £170,000 - Leasehold



COMMUNAL FRONT DOOR

Giving access to:

COMMUNAL ENTRANCE HALL

Stairs leading to:

FIRST FLOOR

Giving access to:-

PRIVATE FRONT DOOR

Leading through to:-

ENTRANCE HALLWAY

Front door to hallway. Wood effect flooring.

OPEN LOUNGE/BEDROOM

4.19m x 3.10m (13'9 x 10'2)

Fitted cupboards. Two front aspect double glazed windows, one of which is a small bay. Entry phone. Wood effect flooring.

KITCHEN AREA

Wood effect flooring. High and low level units. Space for washing machine and fridge freezer. Electric hob. Side aspect double glazed window.

BATHROOM

Panel bath. Low level WC. fully tiled walls. Access to the water tank. Pedestal Sink. Electric shower. Shower enclosure.

PARKING

Allocated parking space along with two visitor parking bays.

LEASE

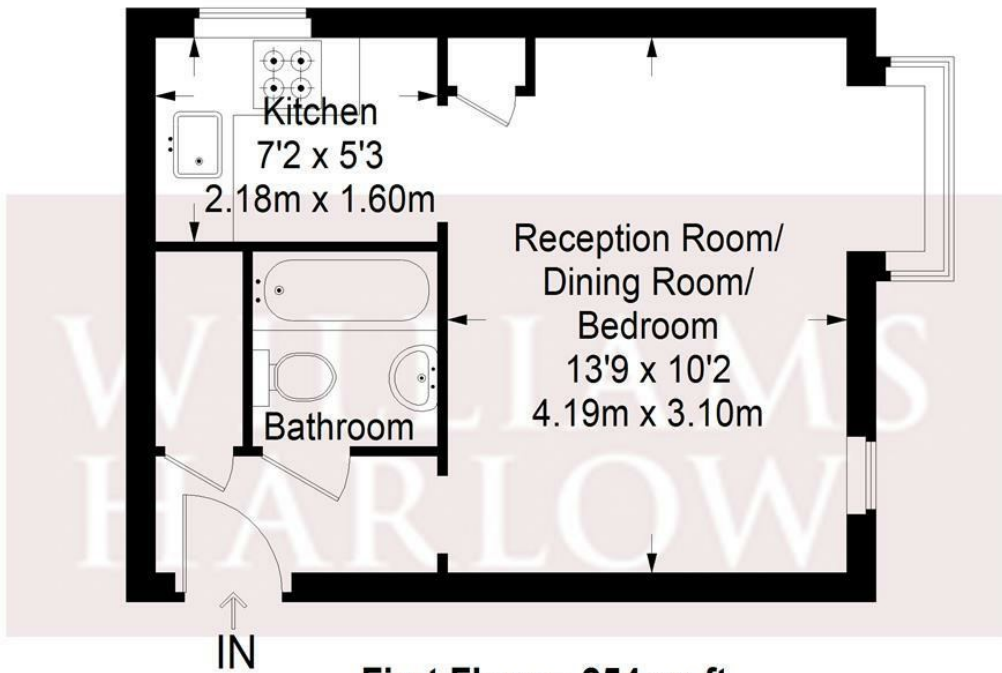
Approximately 974 year lease

SERVICE CHARGES/GROUND RENT

Service charges, ground rent and building insurance between £1200 - £1300 per annum.



Turnpike Lane



First Floor = 254 sq ft

Approximate Gross Internal Area
FIRST FLOOR = 254 sq ft / 23.60 sq m
Total = 254 sq ft / 23.60 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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