



5a Rossdale, Sutton, SM1 4JU | Guide Price £310,000 Leasehold

A bright and spacious 2 bedroom first floor maisonette with own loft area and a long lease. The property is located within a short walk of shopping parades, reputable schooling and open spaces. Bus routes and Carshalton mainline station are also nearby.

FIRST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with 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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ENTRANCE HALL

LOUNGE/DINING ROOM 21' 1" x 10' 5" (6.43m x 3.18m)

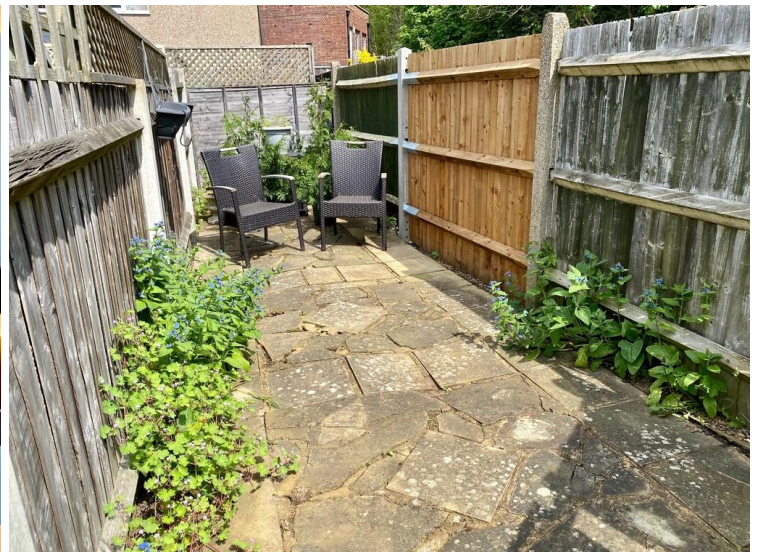
KITCHEN 7' 6" x 7' 5" (2.29m x 2.26m)

BEDROOM 1 12' 9" x 10' 5" (3.89m x 3.18m)

BEDROOM 2 10' 5" x 9' 9" (3.18m x 2.97m)

BATHROOM 7' 7" x 4' 6" (2.31m x 1.37m)

LONG LEASE



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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