



Flat 21, 36 Kingswood Drive, Sutton, SM2 5NB | **Guide Price £270,000 Leasehold**

Secluded within the charming Belmont Heights development in South Sutton, this two bedroom, two bathroom modern apartment presents a superb opportunity for buyers in the local market. The primary bedroom boasts an en suite shower room, while the second bedroom spans 15 feet and includes its own wardrobe. The residence also features a modern kitchen, a separate bathroom, and the added convenience of two parking spaces.

ENTRANCE HALL

LIVING ROOM 15' 4" x 10' 2" (4.67m x 3.1m)

KITCHEN 9' 2" x 6' 5" (2.79m x 1.96m)

BEDROOM 1 14' 8" x 10' 0" (4.47m x 3.05m)

BEDROOM 2 15' 3" x 8' 4" (4.65m x 2.54m)

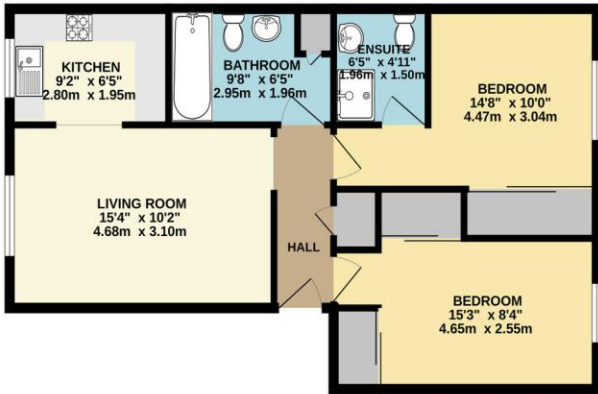
BATHROOM 9' 8" x 6' 5" (2.95m x 1.96m)

ENSUITE 6' 5" x 4' 11" (1.96m x 1.5m)

TWO ALLOCATED PARKING SPACES

NO ONWARD CHAIN

FIRST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error or omission in the description. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and the plan. Made with Metaphor 02023



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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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