



4 Linley Court, Thicket Road, Sutton, SM1 4QA | **Guide Price £325,000 Leasehold**

This bright and spacious first-floor apartment offers a wonderful living experience within an attractive private development. The property has two double bedrooms and a well-proportioned and sunlit living area, perfect for relaxation and entertaining. The apartment is in good condition throughout, with a modern kitchen and bathroom that cater to contemporary tastes. Additionally, the property includes a private garage en-bloc and residents permit parking, ensuring ample storage and parking. With a long lease of 937 years remaining, this home promises long-term comfort and security.

Linley Court, Thicket Road, Sutton, SM1

Approximate Area = 624 sq ft / 57.9 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 760 sq ft / 70.5 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 13' 10" x 11' 11" (4.22m x 3.63m)

KITCHEN 8' 11" x 8' 5" (2.72m x 2.57m)

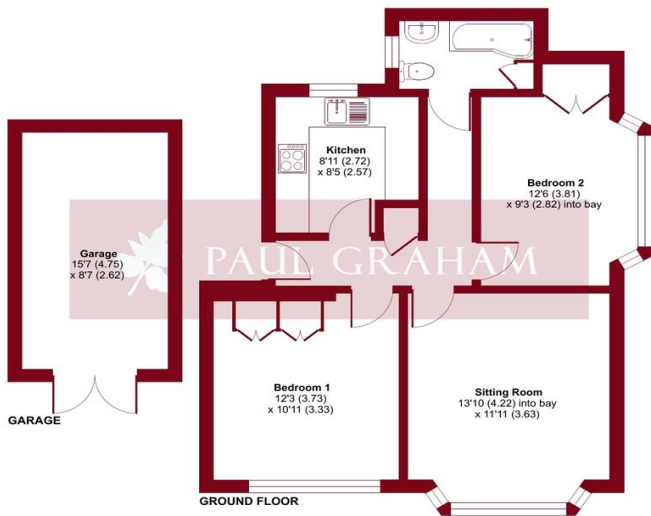
BEDROOM 1 12' 3" x 10' 11" (3.73m x 3.33m)


BEDROOM 2 12' 6" x 9' 3" (3.81m x 2.82m)

BATHROOM

GARAGE 15' 7" x 8' 7" (4.75m x 2.62m)

LEASE: 937 YEARS



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rochecon 2024. Produced for Paul Graham. REF: 1151612.



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.

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