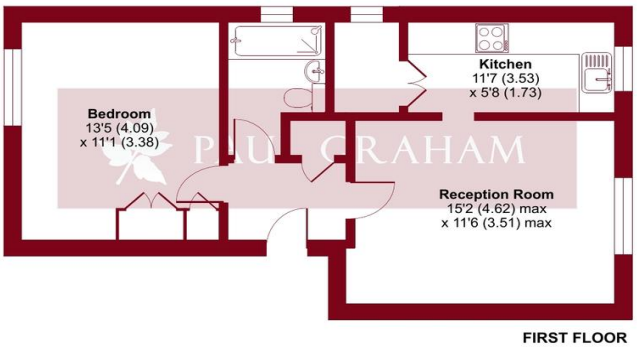
9 Vine Close, Sutton, SM1 3SX | **Guide Price £230,000 Leasehold**

This superb one-bedroom 1st-floor apartment has been completely refurbished throughout and offers a fantastic opportunity for first-time buyers or investors. Featuring a spacious double bedroom, the property also benefits from the convenience of no onward chain and a long lease of 161 years. A private garage en-bloc adds to the appeal, providing secure parking or additional storage space.

Vine Close, Sutton, SM1

Approximate Area = 518 sq ft / 48 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Paul Graham. REF: 1211201

ENTRANCE HALL

RECEPTION ROOM 15' 2" x 11' 6" (4.62m x 3.51m)

KITCHEN 11' 7" x 5' 8" (3.53m x 1.73m)

CUPBOARD

BEDROOM 13' 5" x 11' 1" (4.09m x 3.38m)

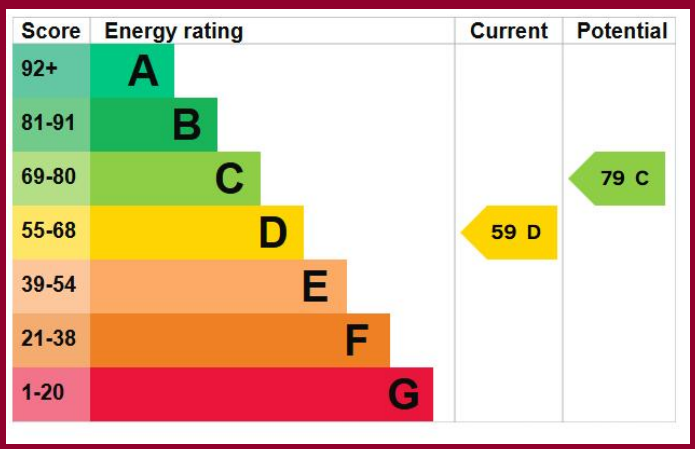
BATHROOM

GARAGE

LONG LEASE 161 YEARS

NO ONWARD CHAIN

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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