



**Kirk Rise, Sutton SM1 3BF**

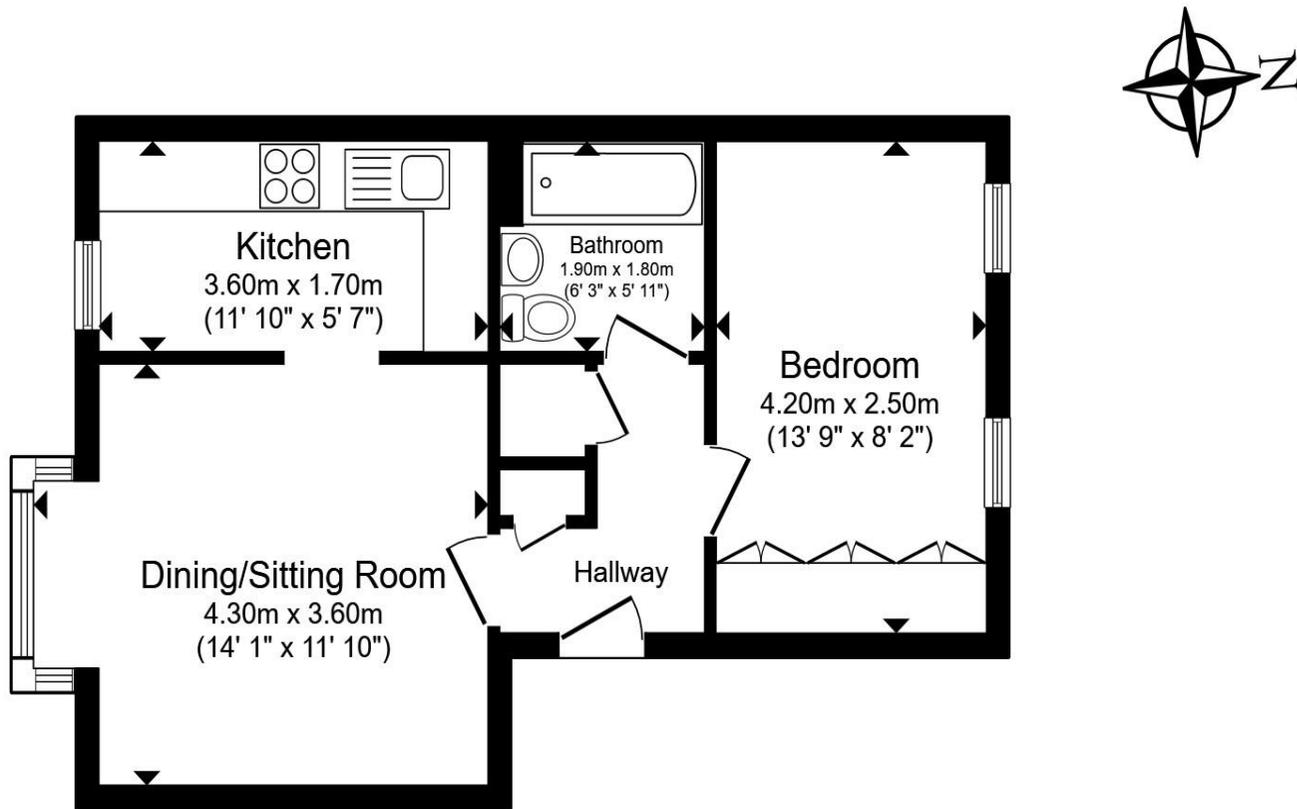
**welcome to**  
**Kirk Rise, Sutton**

This bright and airy one-bedroom first-floor apartment offers modern living within a highly desirable gated development in Sutton. Ideal for first-time buyers, downsizers, or investors, the property provides a fantastic combination of security, convenience, and contemporary comfort.

The apartment features a generous living/dining room that enjoys excellent natural light, creating a welcoming space for relaxing or entertaining. The modern kitchen is neatly arranged and well-presented, offering ample storage and workspace. A well-proportioned double bedroom benefits from a peaceful outlook, while the bathroom is clean, functional, and finished in a timeless style. The layout flows well throughout, making the home feel open, bright, and easy to live in. A real advantage is the allocated parking space, providing stress-free parking in a popular and busy location. The gated development adds an extra sense of privacy and security, making it an appealing choice for anyone seeking a safe, well-maintained environment. The property also comes with a long lease of approximately 153 years, along with low service charges, adding to its long-term value and affordability.

Perfectly positioned, the apartment is just a stone's throw from Sutton High Street, giving immediate access to shops, cafés, restaurants, supermarkets, and local amenities. Excellent transport links are close by, with Sutton Station and Sutton Common Station both within walking distance.





### First Floor

Total floor area 40.1 m<sup>2</sup> (431 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Kirk Rise, Sutton

- Bright and airy one-bedroom first-floor apartment
- Located within a secure gated development
- Allocated private parking space included
- Long 153-year lease remaining
- Low service charges - excellent value for buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 127.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111074](https://barnardmarcus.co.uk/Property/SUT111074)



Property Ref:  
SUT111074 - 0002

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