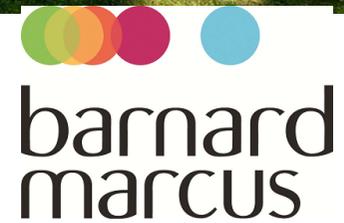




Eaton Court Eaton Road, Sutton SM2 5DZ



welcome to

Eaton Court Eaton Road, Sutton

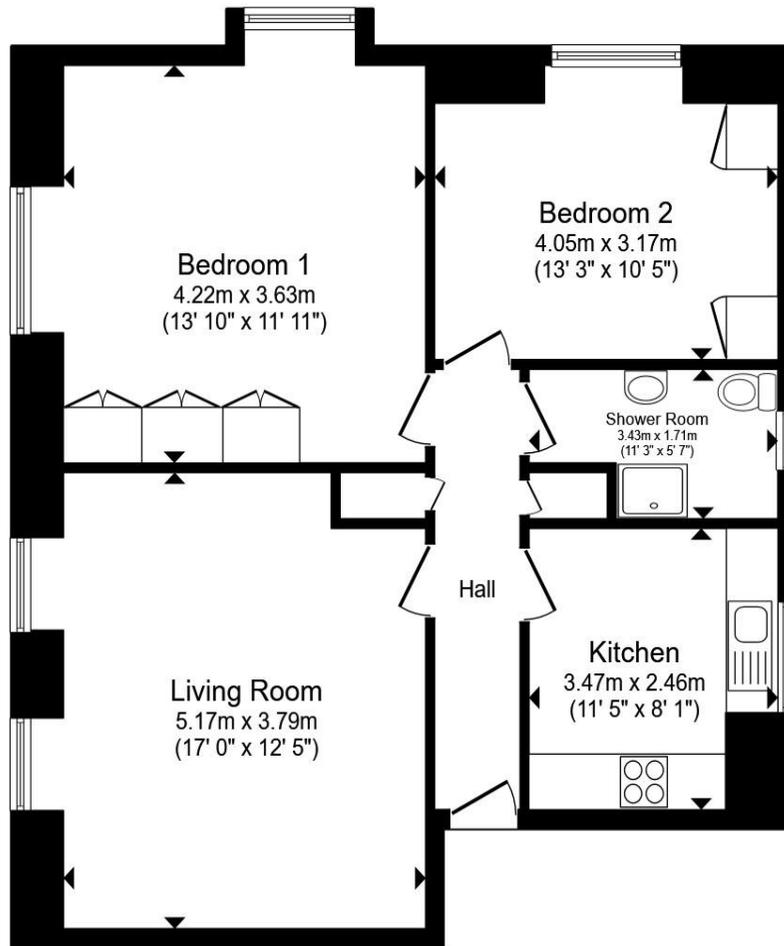
Set within Eaton Court on Eaton Road, this attractive second floor flat offers well-balanced accommodation with the added advantage of allocated parking and easy walking distance to Sutton train station and town centre

The flat is arranged off a central hallway, with a bright reception room providing comfortable living and dining space. The kitchen is separate, finished in a modern style with good storage and worktop space, keeping day-to-day living practical and well defined.

There are two bedrooms, including a generous main bedroom with fitted storage, plus a well-proportioned second bedroom suitable for guests, a child's room or a home office. The shower room has been updated with a smart contemporary finish. The flat comes with additional attic storage providing valuable extra space.

Externally, the building sits within well-kept communal grounds and the property further benefits from the convenience of allocated parking, which is a real plus for this type of home.





Total floor area 76.3 m² (821 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



welcome to

Eaton Court Eaton Road, Sutton

- Second floor purpose-built flat in Eaton Court, Eaton Road
- Two double bedrooms with fitted wardrobes offering excellent storage
- Allocated parking
- Bright reception room with space for living and dining
- Separate modern fitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111123](https://www.barnardmarcus.co.uk/Property/SUT111123)



Property Ref:
SUT111123 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)