



Hatfield Close,



£300,000

Leasehold - Share of Freehold

- Two double bedrooms
- Ground floor apartment
- Cul-de-sac location
- No ongoing chain
- Recently modernised
- Phone entry system
- Allocated parking
- Share of freehold



This modern ground floor apartment is located in a quiet cul-de-sac within walking distance of Belmont station as well as good local schooling and shops.

This stunning apartment has been finished to a high standard throughout and warrants immediate inspection to avoid disappointment. It is a perfect first time buy, downsize or investment opportunity, and is offered with no ongoing chain.

The accommodation comprises of two genuine double bedrooms, a modern family bathroom, a large airing cupboard, recently refitted kitchen with ample storage space with built in appliances which is open plan to the lounge area.

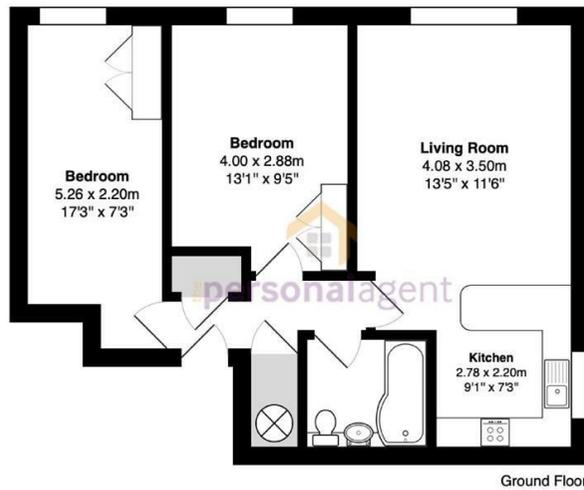
Outside there are communal grounds, an allocated parking space and phone entry system to the well maintained block.

Located only 0.3 of a mile from Belmont station and local shops, and a genuine 20 minute level walk of Sutton town centre with its excellent shopping facilities, bars and restaurants, it would be hard to find a better blend of convenience and practicality that this home offers in abundance. Sutton mainline station is also within 1 mile with fast and frequent rail services to London termini.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private, many of which are within close proximity or at the very least easily walkable from this property.







Hatfield Close, Sutton

Total Area: 54.3 m² ... 585 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office

2 West Street
Epsom, Surrey KT18 7RG

T: 01372 745 850

Ewell Office

220 Chessington Road
West Ewell, Surrey KT19 9XA

T: 020 8394 1234

Stoneleigh Office

62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS

T: 020 8393 9411

Banstead Office

141 High Street Banstead,
Surrey SM7 2NS

T: 01737 333699



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



