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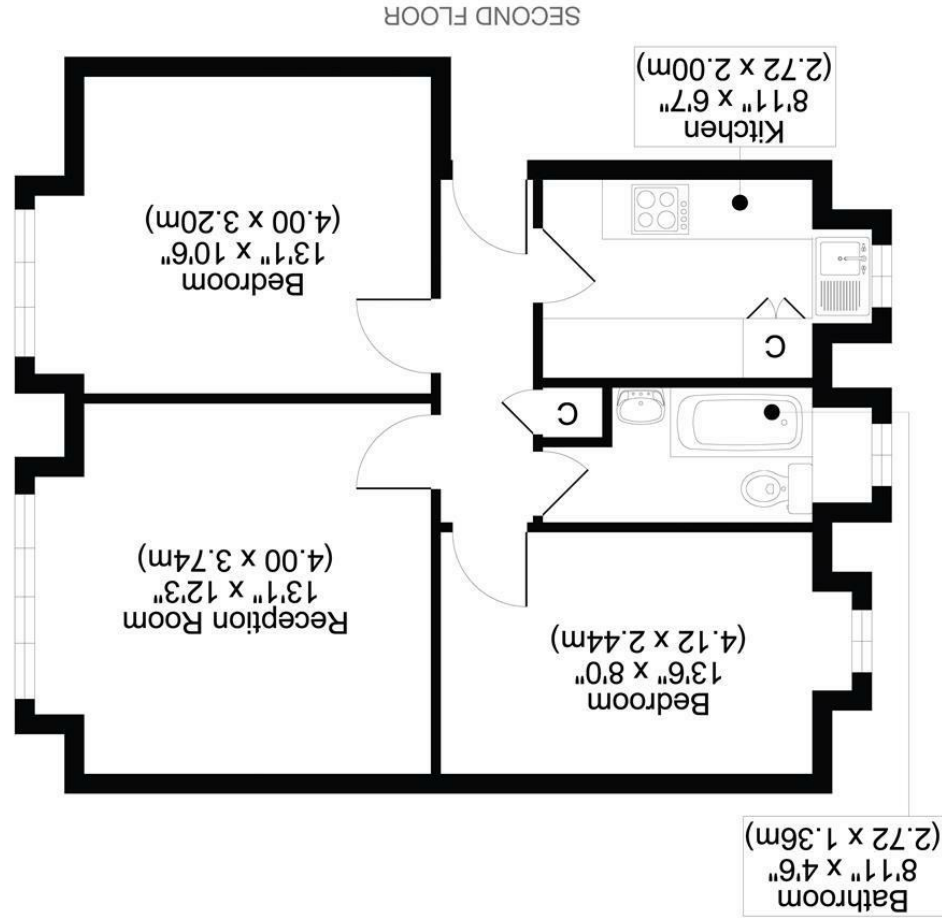
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



MULGRAVE MANOR, MULGRAVE ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 553 SQ.FT (51 SQ.M)



CHRISTIES



MULGRAVE ROAD, SUTTON SM2 6LQ

OFFERS IN EXCESS OF £325,000

WELCOME TO MULGRAVE MANOR, SUTTON! THIS CHARMING TWO-BEDROOM SECOND FLOOR APARTMENT IS A HIDDEN GEM WAITING TO BE DISCOVERED. SITUATED IN A PURPOSE-BUILT FLAT, THIS PROPERTY BOASTS A COSY RECEPTION ROOM PERFECT FOR RELAXING AFTER A LONG DAY.

WITH TWO BEDROOMS, THERE'S PLENTY OF SPACE FOR A SMALL FAMILY, A COUPLE, OR EVEN A HOME OFFICE. THE BATHROOM IS CONVENIENTLY LOCATED TO SERVE BOTH BEDROOMS, ENSURING PRACTICALITY AND EASE OF ACCESS.

ONE OF THE STANDOUT FEATURES OF THIS APARTMENT IS ITS PRIME LOCATION. JUST A STONE'S THROW AWAY FROM SUTTON TOWN CENTRE AND THE MAIN LINE STATION, YOU'LL HAVE EVERYTHING YOU NEED RIGHT AT YOUR DOORSTEP. WHETHER IT'S SHOPPING, DINING, OR COMMUTING, CONVENIENCE IS KEY WITH THIS PROPERTY.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS APARTMENT YOUR OWN. WITH ITS IDEAL LOCATION AND COMFORTABLE LIVING SPACES, THIS PROPERTY IS PERFECT FOR THOSE LOOKING FOR A BLEND OF CONVENIENCE AND COMFORT IN THE HEART OF SUTTON.

LEASE REMAINING: 972 (999 YEARS FROM 29 SEPT 1997)
SERVICE CHARGE: IS £1 340 PER ANNUM
GROUND RENT: PEPPERCORN
DETAILS PROVIDED BY VENDOR.

- CHAIN FREE
- LONG LEASE
- WELL MAINTAINED THROUGHOUT
- ENERGY RATING D
- COUNCIL TAX BAND C

