



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

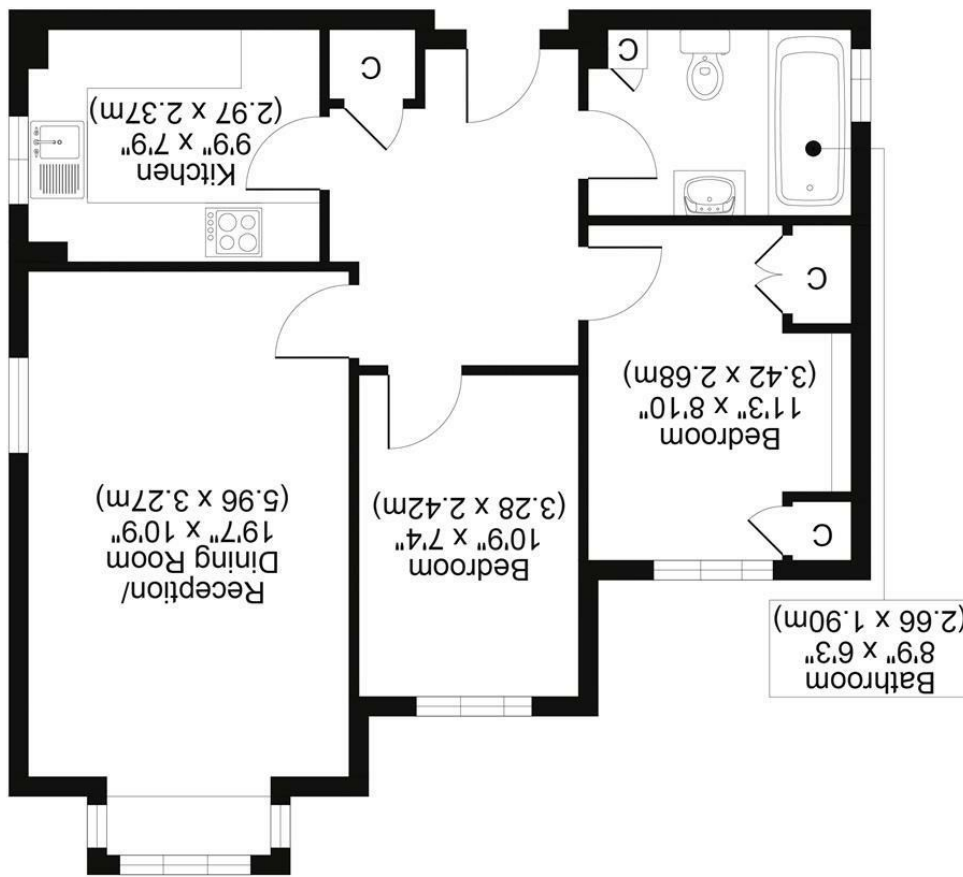
RICS

The Property Ombudsman

CHRISTIES

optica
 optimedia.co.uk

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.



ASHWOOD PARK, GRANGE ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 613.8 SQ.FT (57 SQ.M)
 FIRST FLOOR



CHRISTIES



****GUIDE PRICE £350,000 - £375,000****

WELCOME TO THIS CHARMING PROPERTY LOCATED ON GRANGE ROAD IN SUTTON! THIS DELIGHTFUL FLAT BOASTS A LIGHT AND AIRY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO LOVELY DOUBLE BEDROOMS, THERE IS AMPLE SPACE FOR A SMALL FAMILY OR FOR THOSE WHO ENJOY HAVING A GUEST ROOM OR HOME OFFICE. THE PROPERTY ALSO FEATURES A WELL-MAINTAINED BATHROOM AND MODERN KITCHEN, ENSURING CONVENIENCE AND COMFORT FOR ITS RESIDENTS.

THE FLAT IS LOCATED AT THE REAR OF THE DEVELOPMENT MEANING IT IS A QUIET AND PEACEFUL LOCATION, WHILST STILL OFFERING A SENSE OF COMMUNITY AND SECURITY. THE LOCATION ON GRANGE ROAD PROVIDES EASY ACCESS TO LOCAL AMENITIES, SHOPS, AND TRANSPORT LINKS, MAKING DAILY LIFE A BREEZE. WHETHER YOU ARE LOOKING FOR A FIRST HOME, TO UPSIZE OR AN INVESTMENT OPPORTUNITY, THIS PROPERTY HAS THE POTENTIAL TO SUIT YOUR NEEDS.

DO NOT MISS OUT ON THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW HOME IN SUTTON. BOOK A VIEWING TODAY AND ENVISION THE POSSIBILITIES THAT THIS PROPERTY HOLDS FOR YOU!

LEASE REMAINING: 112 YEARS
GROUND RENT: (£180 PER ANNUM) - £90 PER EVERY 6 MONTHS
SERVICE CHARGE: (£1126.84 PER ANNUM) - £281.71 PAID QUARTERLY

- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- CHAIN FREE
- EPC RATING C
- COUNCIL TAX BAND C

