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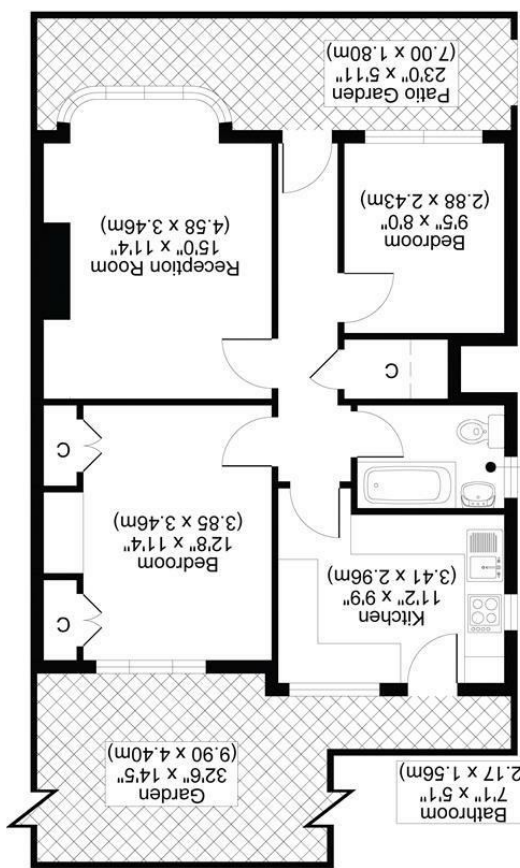
RICS

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.



FALCOURT CLOSE, SM1  
 TOTAL APPROX FLOOR PLAN AREA 609 SQ.FT (57 SQ.M)  
 GROUND FLOOR



CHRISTIES



# FALCOURT CLOSE, SUTTON SM1 2RQ

# OFFERS IN THE REGION OF £375,000

WELCOME TO THIS CHARMING MAISONETTE LOCATED IN THE DESIRABLE FALCOURT CLOSE, SUTTON. THIS DELIGHTFUL PROPERTY BOASTS A COSY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO BEDROOMS, THERE IS AMPLE SPACE FOR A SMALL FAMILY, GUESTS, OR EVEN A HOME OFFICE. THE PROPERTY FEATURES A WELL-MAINTAINED BATHROOM, ENSURING CONVENIENCE AND COMFORT FOR ITS RESIDENTS.

SITUATED ON THE GROUND FLOOR, THIS MAISONETTE OFFERS EASY ACCESS AND A SENSE OF PRIVACY. THE LAYOUT OF THE PROPERTY PROVIDES A COMFORTABLE LIVING SPACE FOR ITS OCCUPANTS, ALONG WITH A PRIVATE GARDEN PERFECT FOR THOSE SUMMER MONTHS!

THE LOCATION OF FALCOURT CLOSE IS HIGHLY SOUGHT AFTER, KNOWN FOR ITS PEACEFUL SURROUNDINGS AND FRIENDLY COMMUNITY. RESIDENTS CAN ENJOY THE CONVENIENCE OF LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS NEARBY.

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

LEASE REMAINING: 70 YEARS (25 DECEMBER 1969) - LEASE CAN BE EXTENDED VIA SEPARATE NEGOTIATION.  
GROUND RENT £30.00 PER ANNUM AS ADVISED BY VENDOR.  
BUILDING INSURANCE £273.17 PER ANNUM AS ADVISED BY VENDOR  
SERVICE CHARGE: N/A

- GROUND FLOOR
- PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C

