



AMBLESIDE GARDENS, SUTTON, SM2 5ES
£275,000 LEASEHOLD



AMBLESIDE GARDENS

SUTTON, SM2 5ES

2 Bedroom 2nd Floor Purpose Built Flat

Good Sized Lounge • Modern Kitchen

Resident's Parking • Epc Grade D

Council Tax Band C

Service Charge, Buildings Insurance, Incl Ground Rent, Approx £160 Per Month

Close to town centre and mainline station

New Double-Glazed Windows

A spacious two-bedroom second floor purpose-built flat situated in a convenient location within easy reach of Sutton town centre. The property offers well-proportioned accommodation comprising a large dual aspect living/dining room, separate fitted kitchen with electric oven and hob, two good size bedrooms and a bathroom/WC. The property benefits from allocated parking, new double glazing and freestanding electric heating throughout (no gas supply to the flat).



Ambleside Gardens is located off Brighton Road (A217), approximately 0.6 miles from Sutton mainline railway station which offers regular services into London Victoria and London Bridge. Sutton High Street is also within easy reach and offers a wide range of shops, restaurants, bars and amenities. The area is well served by local schools and bus routes.

With approximately 90.5 years remaining on the lease, this property would make an excellent rental investment. Service/maintenance charge is circa £160 per calendar month, including buildings insurance and ground rent.

SECOND FLOOR

INNER HALL

LOUNGE 14'8" × 14'5" (4.47m × 4.39m)

Double aspect double glazed windows, laminate flooring.

KITCHEN 10'8" × 7'3" (3.25m × 2.21m)

Range of base and wall units, integrated electric oven with hob above.

BEDROOM 1 14'5" × 9'5" (4.39m × 2.87m)

Double glazed window, laminate flooring.

BEDROOM 2 11'4" × 8' (3.45m × 2.44m)

Double glazed window, laminate flooring.

BATHROOM

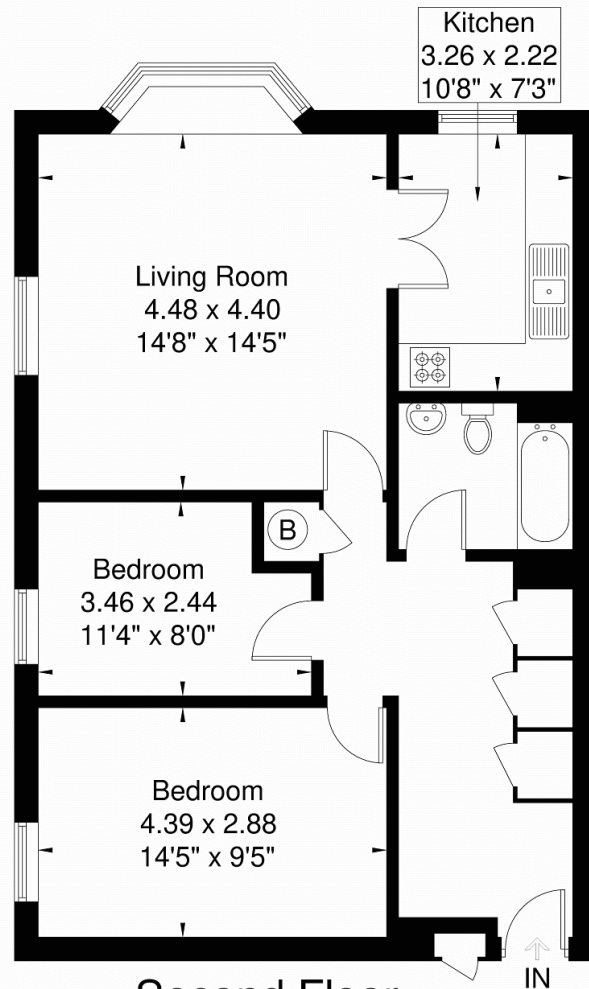
GROUND FLOOR

OUTSIDE

Undercover parking, further parking.



Ambleside Gardens SM2
Approximate Gross Internal Area = 69.3 sq m / 745 sq ft



Second Floor
69.3 sq m / 745 sq ft



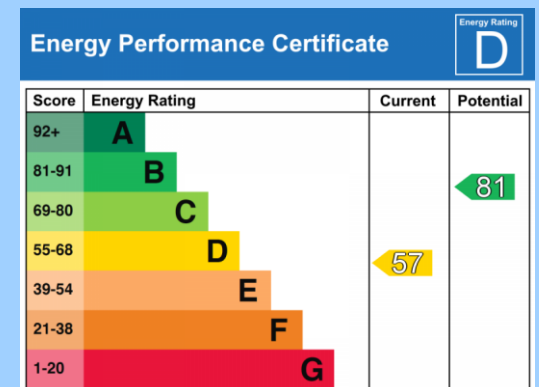
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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HES PARRY
& DREWETT (SUTTON)**

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