



Epsom Road, Sutton

£220,000



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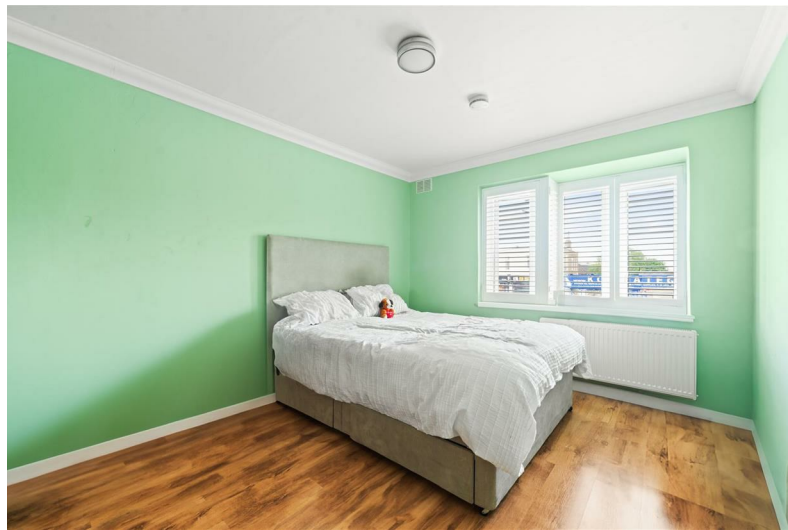


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Epsom Road, Sutton



Description

Located on Epsom Road in Sutton, this modern two-bedroom flat offers a delightful blend of comfort and convenience. With a well-designed open plan kitchen and dining area, this apartment is perfect for both entertaining guests and enjoying quiet evenings at home. The spacious reception room provides a welcoming atmosphere, ideal for relaxation.

The property features two generously sized bedrooms, ensuring ample space for rest and personalisation. The bathroom is well-appointed, catering to all your daily needs. With a long lease in place, this flat presents an excellent opportunity for both first-time buyers and investors alike.

Situated in a prime location, the flat boasts easy access to transport links, making commuting a breeze. Additionally, you will find a variety of local amenities just a stone's throw away, enhancing the convenience of daily living.

This charming apartment is not just a home; it is a lifestyle choice, offering modern living in a vibrant community. Whether you are looking to settle down or seeking a lucrative investment, this property is certainly worth considering.



Accommodation

Lounge:

Triple window to front wall with single radiator below

Open/plan kitchen:

Wooden work surfaces with country styles cupboards below and above. A stainless steel sink with mixer tap. Single unit oven & hob, washing machine, slim line dishwasher and black glass free standing fridge/freezer.

Bedroom 1:

Window to rear with single radiator below, wood floor.

Bedroom 2:

Floor to ceiling window with fitted shutters, single window with fitted shutters and a single radiator to rear wall. Wooden floor.

Bathroom:

White floor to ceiling tiles, white glossy matching wc, sink and bath with over head shower.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

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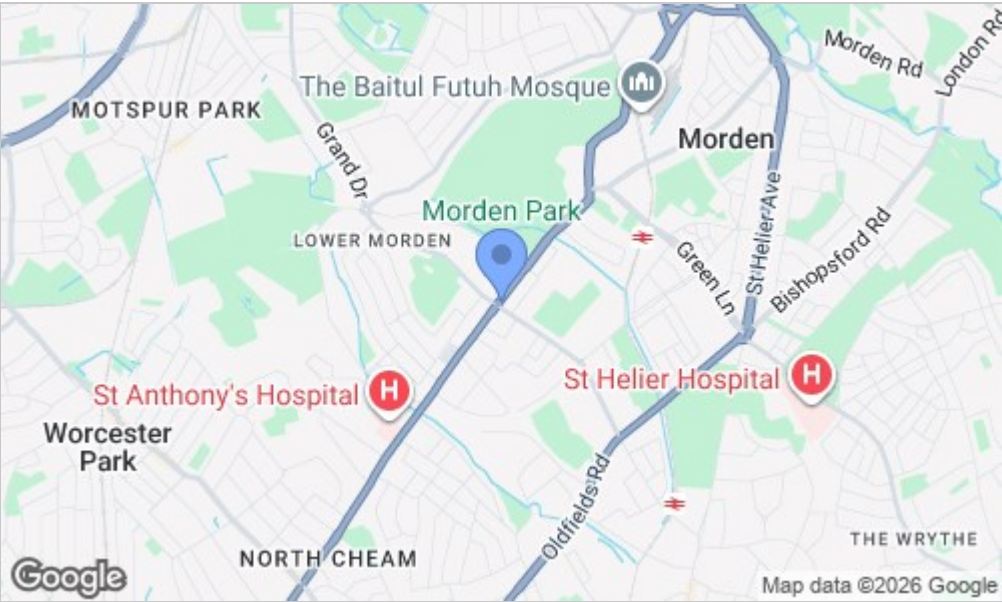
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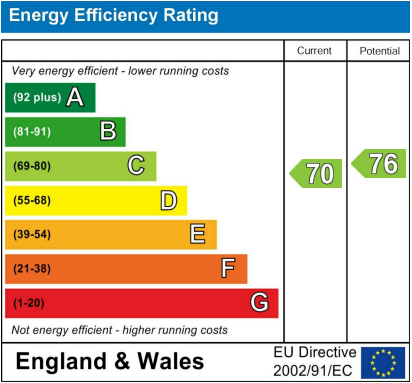
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.