



Epsom Road, Sutton

£170,000



# Epsom Road, Sutton



## Description

Located on Epsom Road in Sutton, this modern one-bedroom apartment offers a delightful living space of 506 square feet. Ideal for individuals or couples, the flat features a well-appointed reception room that provides a comfortable area for relaxation and entertaining. The bedroom is generously sized, ensuring a peaceful retreat at the end of the day, while the bathroom is designed with contemporary fittings for your convenience.

One of the standout features of this property is its prime location. Residents will benefit from being close to a variety of amenities, including shops, cafes, and public transport links, making daily life both easy and enjoyable. The area is well-connected, allowing for effortless commutes to nearby towns and cities.

Additionally, this apartment comes with the advantage of a long lease, providing peace of mind for potential buyers or renters looking for a stable living arrangement. Whether you are a first-time buyer or seeking a rental investment, this flat presents an excellent opportunity in a sought-after area. Do not miss the chance to make this charming apartment your new home.



## Accommodation

Lounge/open plan kitchen:

Window to read with fitted shutters, radiator below window, wooden flooring. Grey work surfaces with white units.

Bedroom:

Two sky light windows, wooden flooring.

Bathroom:

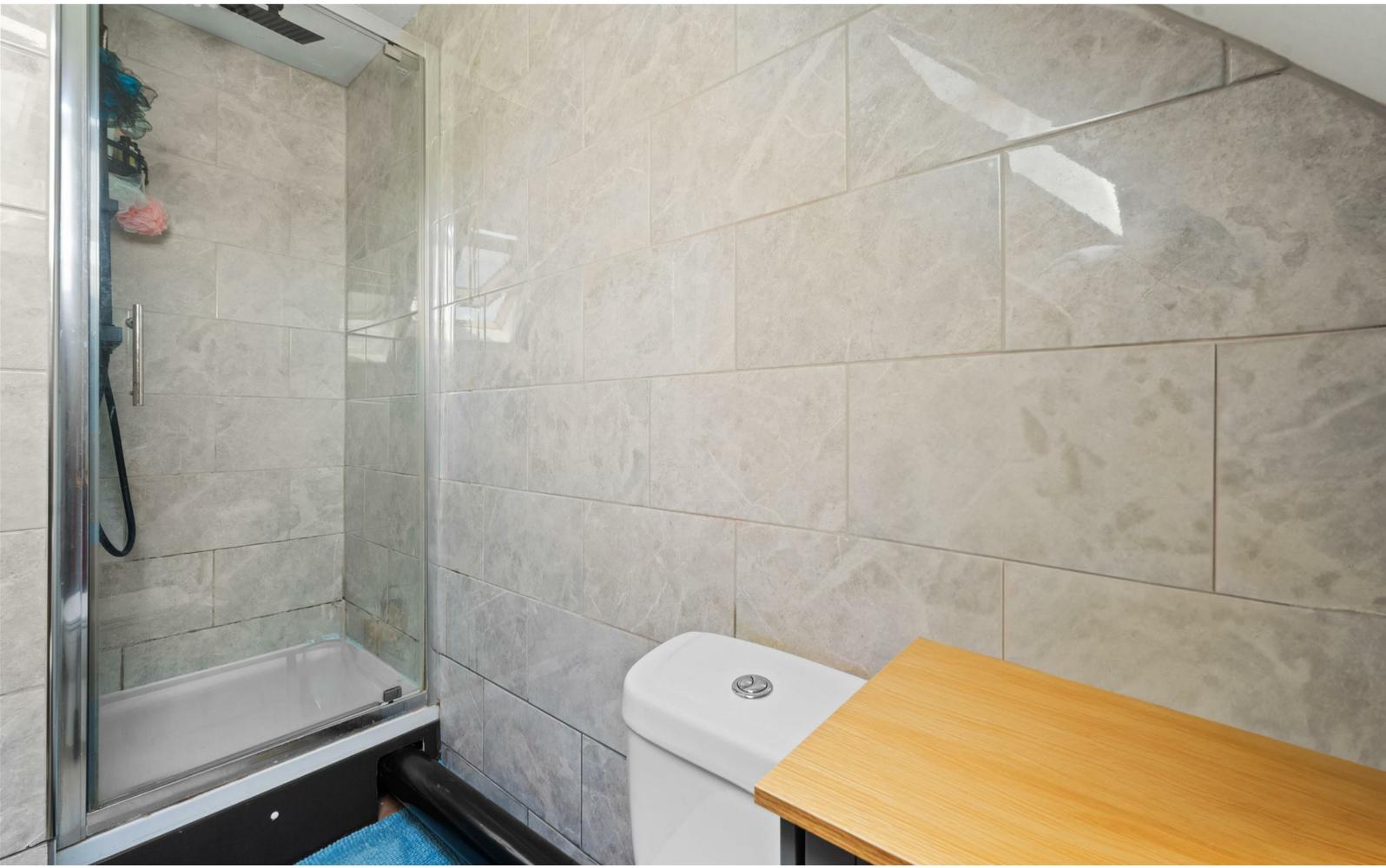
large grey tiles from floor to ceiling, shower cubicle with glass panel, single wc, sink unit with wooden work top.

## 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.

## BUYER'S INFORMATION

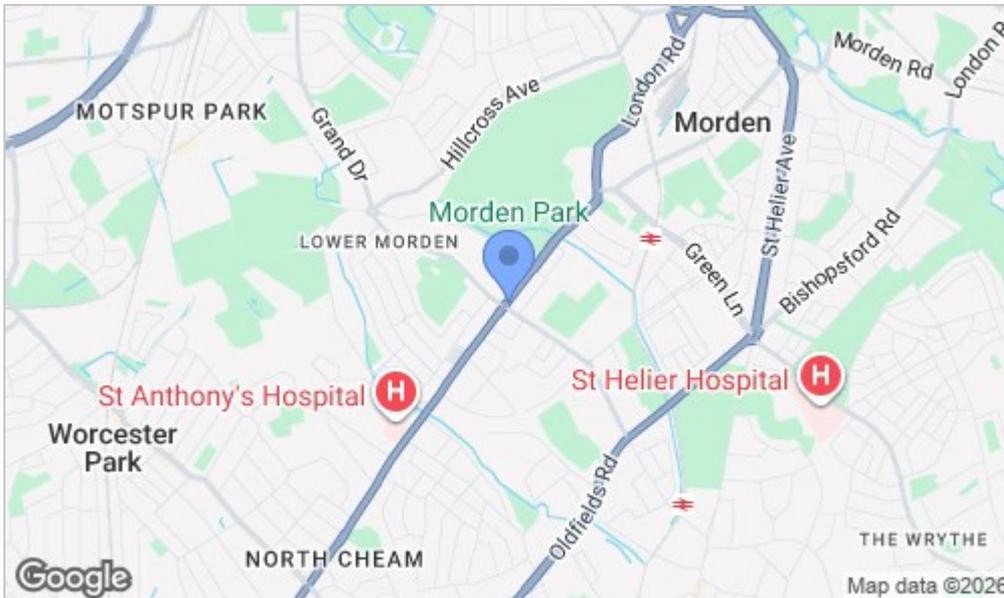
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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.



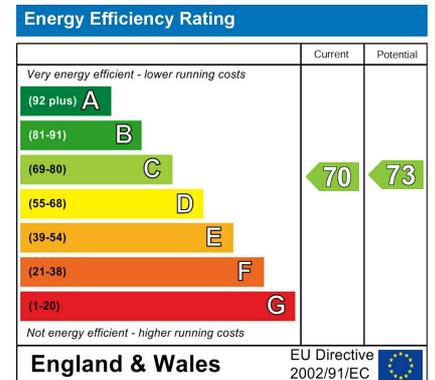
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.