







Flat 11 Overton Toft, 85 Mulgrave Road, Sutton, SM2 6LR

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Guide price £300,000

WH WATSON HOMES
Estate Agents

*** RENEWED LEASE ON COMPLETION *** Located on the charming Mulgrave Road in Sutton is this delightful top floor apartment with two well-proportioned bedrooms.

The property features a spacious reception room that can be enjoyed as a separate lounge or in an open-plan style with the kitchen, allowing for a versatile living arrangement that suits your lifestyle. Further benefits are the private parking and being sold with NO ONWARD CHAIN.

Situated in a perfect location, you will find yourself within easy reach of local amenities, shops, and transport links, making daily life effortless. Whether you are commuting to work or enjoying a leisurely weekend, everything you need is just a stone's throw away.

This two-bedroom flat on Mulgrave Road is not just a place to live; it is a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to make this charming apartment your new home.

Accommodation

Entrance Hall
The entrance hall features a taupe carpet and white painted walls, creating a neutral and welcoming first impression.

Lounge
The lounge is fitted with a taupe carpet and white walls. It benefits from three windows that allow plenty of natural light to enter the room. There is a radiator, a hanging light fitting, and the space is open-plan leading through to the kitchen.

Kitchen
The kitchen is fitted with white gloss cupboards at both upper and lower levels, complemented by brushed stainless steel handles. The work surfaces are a dark grey marble effect. It includes an integrated electric oven and hob with an extractor fan above, as well as space for a washing machine. There is an integrated stainless steel sink with a draining board and a chrome mixer tap. The kitchen is finished with a stainless steel light fitting featuring four spotlights.

Bathroom
The bathroom is fully tiled from floor to ceiling with white glossy tiles, enhanced by a decorative border of smaller grey and silver sparkly tiles. The flooring is grey lino. It includes a bath with a bi-folding glass shower screen, along with a chrome mixer tap and shower head. There is a freestanding sink with a built-in cupboard underneath, and a freestanding WC.

Bedroom One
Bedroom one features a taupe carpet and white walls. It includes a light fitting, a radiator, and a window to the front of the property.

Bedroom Two
Bedroom two also has a taupe carpet and white walls. It benefits from a window with a radiator positioned underneath, as well as downlighting.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





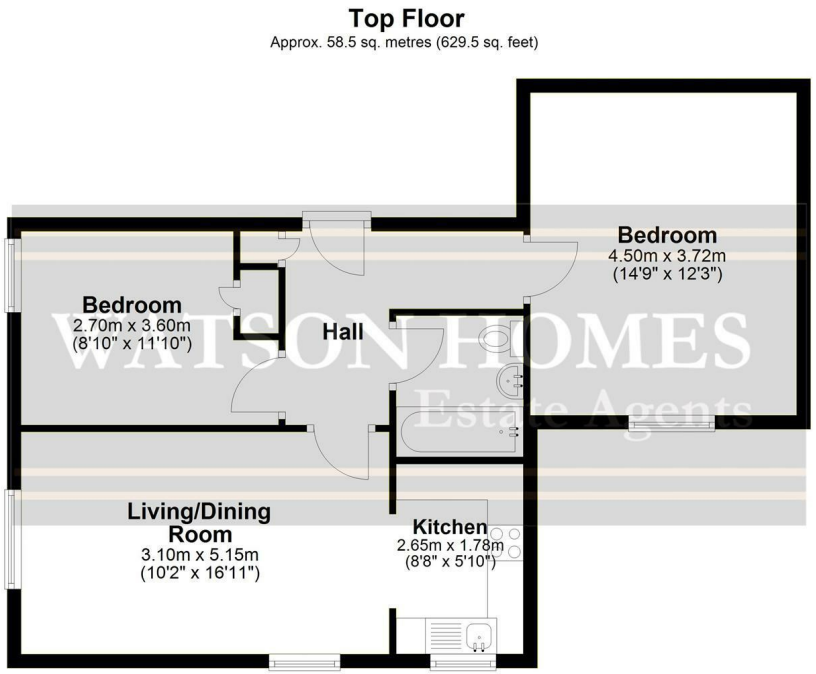




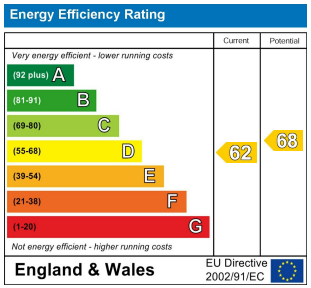




Floor Plans



Total area: approx. 58.5 sq. metres (629.5 sq. feet)



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.

Additional Information

Renewed lease on completion.
No onward chain.
Leasehold.
Ground rent £100 a year.
Service charge £1620 a year.
Council tax band C.
Communal car park, no allocated space.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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