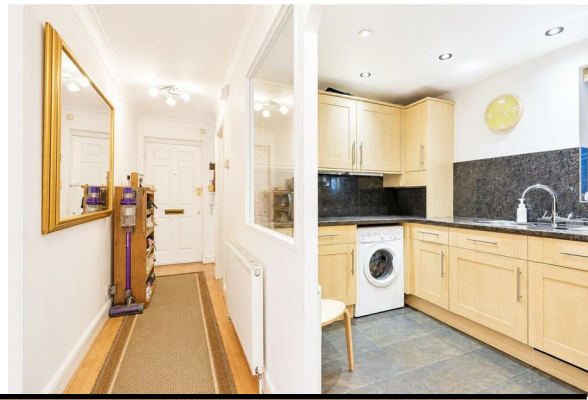








Flat 1, 34 Winward Court Eaton Road, Sutton, SM2 5EE

2 1 1 £315,000

WH WATSON HOMES
Estate Agents

34 Winward Court Eaton Road

Sutton, SM2 5EE

NO ONWARD CHAIN. GROUND FLOOR opening directly onto lovely communal gardens and GARAGE.

Situated on Eaton Road in Sutton ideal for Sutton mainline station with fast links into London as well as the local high street with its many shops, gyms, coffee shops and restaurants.

Viewing highly recommended.







Accommodation

This well-presented flat offers two spacious double bedrooms, ideal for comfortable modern living. The principal bedroom benefits from built-in wardrobes, providing excellent storage space, while the second double bedroom offers generous proportions and versatility.







The property features a large contemporary bathroom, thoughtfully designed to combine practicality with style. The fitted kitchen is well-equipped with integrated appliances and enjoys an abundance of natural light, creating a bright and welcoming space.

A standout feature of the property is the spacious reception room, which provides direct access to the attractive communal gardens, perfect for relaxing or entertaining.



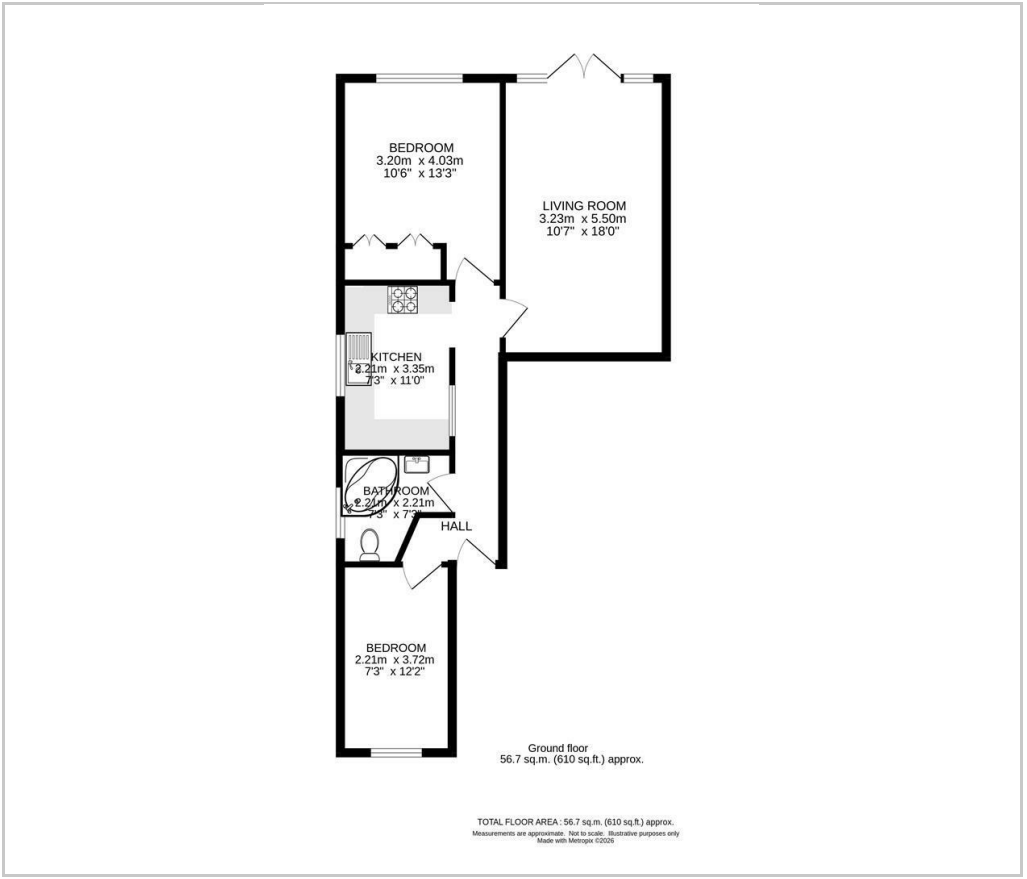
Situated in a peaceful setting with excellent access

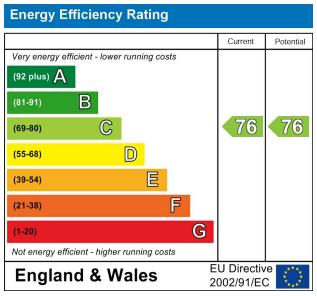
to nearby green spaces, the property offers a tranquil residential environment while remaining conveniently located for local amenities and transport links.

Overall, this exceptional flat combines modern living with a quiet, leafy surroundings, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

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





Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

Gas Heating.
Garage.
95 Year Lease.
Residents Parking.
Parking Permits available.
Double doors opening to communal grounds.

SERVICE CHARGE £1,500
GROUND RENT £187.50GR
RENTED OUT CURRENTLY

THE VENDOR IS NOT IN THE UK - MORE INFORMATION TO FOLLOW

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.

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.

58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

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