



8a Albion Road, Sutton, Surrey, SM2 5TF

£265,000



WH WATSON HOMES
Estate Agents

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Overview

CHAIN FREE, SHARE OF FREEHOLD, VERY LONG LEASE

Nestled on the charming Albion Road in South Sutton, this beautifully presented one-bedroom ground floor conversion flat offers a delightful living experience. With a share of the freehold, this property is an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you will be greeted by a spacious reception room that boasts high ceilings, creating an airy and inviting atmosphere. The modern kitchen is well-equipped, making it a joy to prepare meals and entertain guests. The flat features one comfortable bedroom, perfect for relaxation, and a well-appointed bathroom that caters to your daily needs.

One of the standout features of this property is the direct access to your own private patio garden, ideal for enjoying a morning coffee or hosting a small gathering. Additionally, residents can take advantage of the communal garden, providing a lovely green space to unwind.

Convenience is key, as this flat is located just a short walk from Sutton train station and the bustling town centre, offering a variety of shops, restaurants, and amenities. The property also includes an allocated parking space, ensuring that you have a secure place for your vehicle.

With its attractive features and prime location, viewings are highly recommended to fully appreciate what this charming flat has to offer. Don't miss the chance to make this delightful property your new home.

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Accommodation

Security phone entry system, part glazed door leading into communal hall. Wooden door leading into

Entrance Hall
Security phone entry system, radiator, wood laminate flooring.

Kitchen 10'0 x 8'6
Range of white gloss units with cupboards and drawers below, laminate worksurface, 1 1/2 bowl stainless steel sink with chrome mixer tap, space for cooker, chrome extractor hood, space for tall fridge freezer, space and plumbing for washing machine, cupboard housing 'Worcester' combination boiler, tiled splashback, tiled floor, radiator, UPVC double glazed window to front aspect.

Living Dining Room 17'11 x 14'7
Feature fireplace with wooden mantel, picture rail, fitted carpet, two radiators, UPVC double glazed window to front aspect.

Bedroom 12'6 x 11'0
Built in wardrobes, radiator, picture rail, fitted carpet, UPVC double glazed sliding patio doors leading out to private and communal garden.

Bathroom 8'1 x 5'6
Panel enclosed bath with shower screen, chrome mixer tap with separate shower attachment, pedestal wash hand basin with chrome mixer tap, low-level WC, tiled walls, tiled floor, radiator, extractor fan.

Outside

Allocated residents parking space to the front.

Garden
Private courtyard style garden with patio area, storage shed.
Communal garden to the rear, mainly laid to lawn with borders and mature shrubs, communal shed, fence enclosed, side access.

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

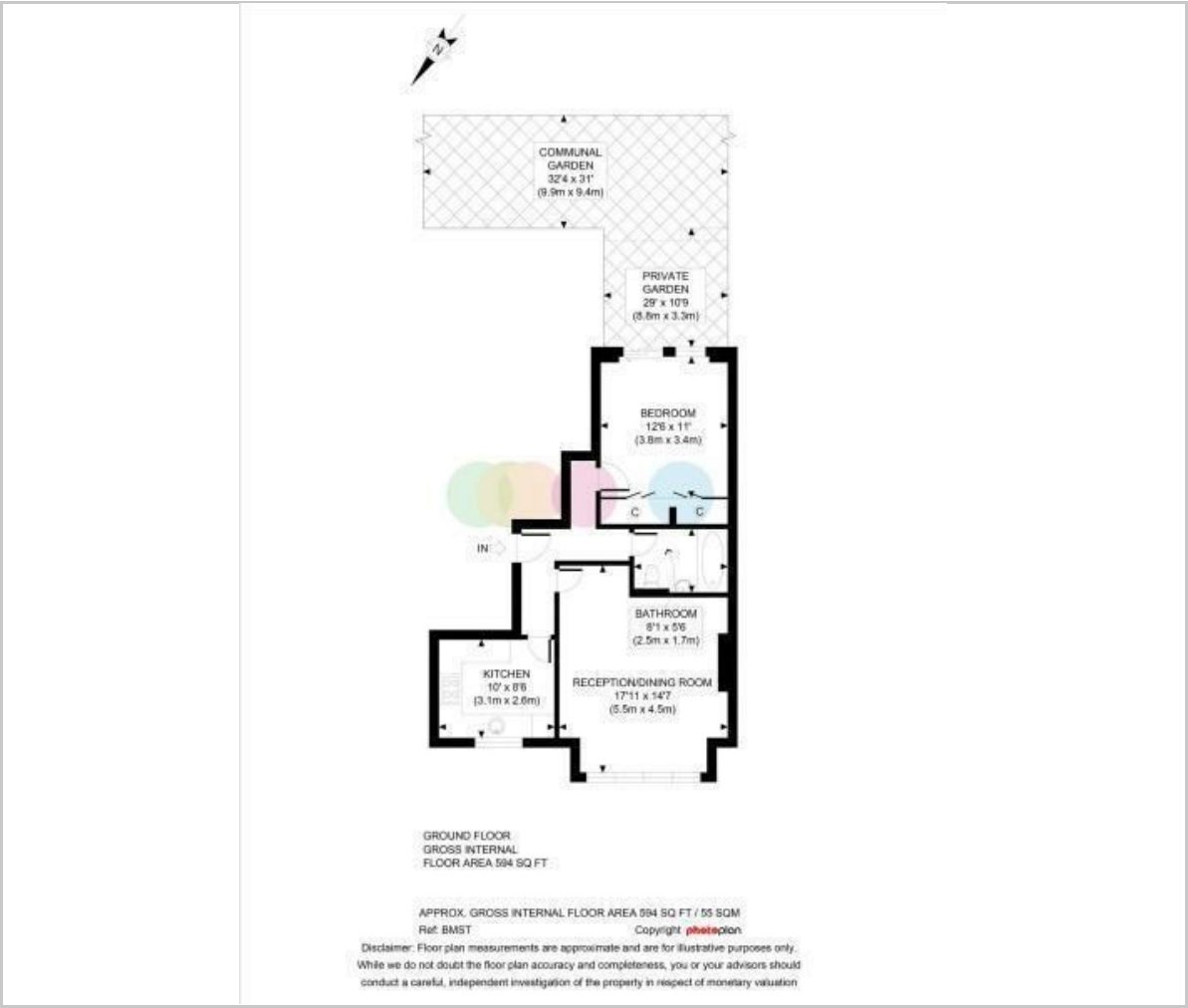








Floor Plan

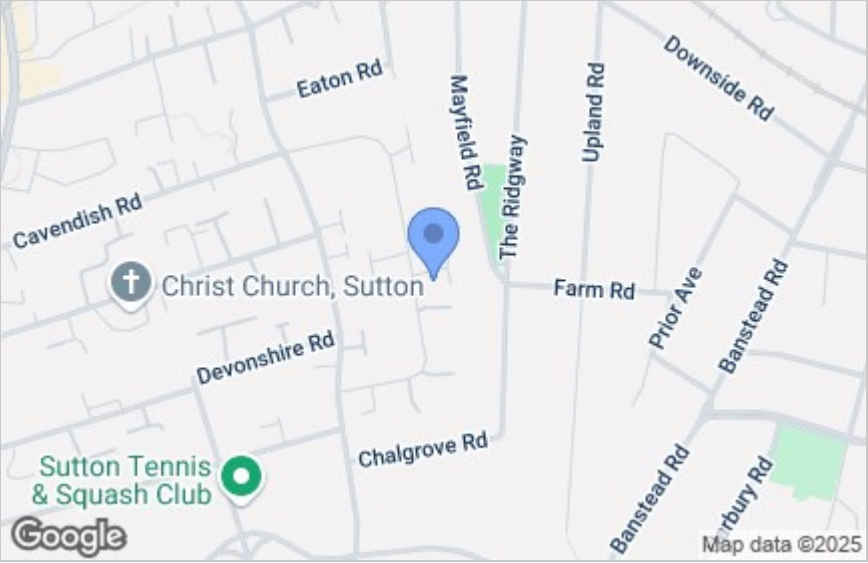


Viewing

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.

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.

Area Map



Energy Efficiency Graph

