Flat 3, 12 Albion Road, South Sutton, SM2 5FW

Offers over £400,000

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WH WATSON HOMES
Estate Agents

12 Albion Road, South Sutton, SM2 5FW

Overview

SHARE OF FREEHOLD MAISONETTE

Nestled on the charming Albion Road in Sutton, this immaculate two/three-bedroom maisonette is a delightful find for those seeking modern living in a vibrant community. Spanning an impressive 961 square feet, this property is spread across the second and third floors, offering a well-thought-out layout that maximises both space and light.

Upon entering, you are greeted by a well-appointed modern kitchen that seamlessly flows into a welcoming living room, perfect for relaxation or entertaining guests. The second floor also features a master bedroom complete with an en-suite bathroom, alongside a versatile bedroom currently used as a dining room, and a stylish family bathroom. Ascend to the third floor, where you will discover a bright loft bedroom, which includes a study area and a generous storage cupboard, ideal for those who require additional space.

Having recently undergone cosmetic refurbishment, this maisonette is presented in immaculate condition, ready for you to move in and make it your own. The exterior of the property boasts off-street parking for one vehicle and a shared, offset garden, complete with a storage shed for your convenience.

Location is key, and this property does not disappoint. Situated just 0.6 miles from Sutton Station, it offers excellent transport links, along with easy access to local bus routes. The vibrant Sutton High Street, with its array of shops and restaurants, is also within close proximity. Families will appreciate the presence of six Ofsted-rated 'Outstanding' schools located within a mile, making this an ideal home for those with children.

In summary, this maisonette on Albion Road presents a unique opportunity to enjoy modern living in a well-connected area, combining comfort, convenience, and community.

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Accommodation

Entry phone security system

Grand entrance lobby with period charm

Stairs leading to 3rd floor, large sweeping staircase, carpets, lighting, large decorative windows and ornate balustrade

UPVC double glazed front door leading to

Entrance landing, carpets, radiator, lighting, storage

Lounge (front aspect), UPVC windows with plantation shutters, carpets, spot lights, radiator

Kitchen (rear aspect) UPVC double glazed windows, fitted kitchen cupboards with matching drawers below, laminate work tops wood effect flooring, chrome sink with mixer tap, integrated electric oven, electric hob with extractor above, space for fridge freezer and plumbing for washing machine, Intergrated dishwasher, radiator, spot lights

Master Bedroom (front aspect) UPVC windows with fitted plantation shutters, carpets, spot lights, radiator, storage, fitted wardrobes

Ensuite shower room to master bedroom
Modern three piece suite, consisting of low level wc with push button top, hand basin with chrome mixer tap, enclosed shower cubicle with chrome attachment, heated chrome towel rail, tiled walls and floor, extractor fan, spot lights

Family Bathroom
Modern three piece bathroom suite, consisting of low level wc with push button top, bath with enclosed shower with chrome attachments, modern hand basin with large drawers below and chrome mixer tap, heated chrome towel rail, tiled floor and walls,

Dining Room or Third bedroom (rear aspect)
UPVC double glazed windows, plantation shutters, carpets, lighting, radiator, storage

Stairs to second floor

Study Area, built in storage housing newly installed combi boiler, carpets, radiator, spot lights

Bedroom Area, UPVC double glazed windows to rear aspect, plantation shutters, carpets, storage, spot lights, radiator

Parking space to front

Private Rear Garden area shared with one other flat

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.

WELCOME

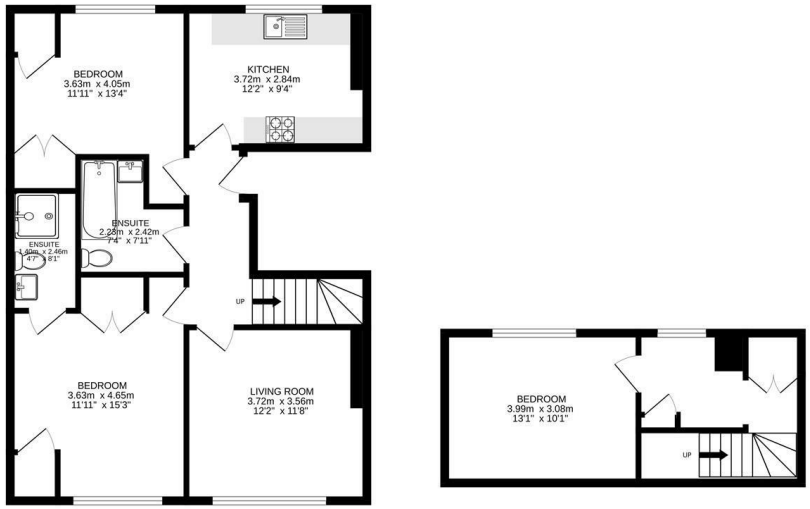
Home is not a place
it's a feeling

Fire exit
Keep clear

12
Albion House

12
Albion House

Floor Plan



2nd floor
67.1 sq.m. (722 sq.ft.) approx.

3rd floor
22.2 sq.m. (239 sq.ft.) approx.

TOTAL FLOOR AREA : 89.3 sq.m. (961 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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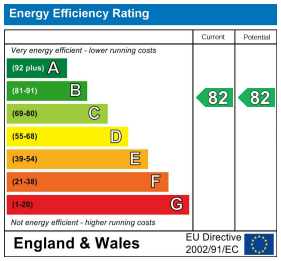
Additional Information

New Combi boiler
Parking space is the middle one at the front
shared garden area at the rear, shared with one other flat
The vendor is relocating and moving to a rental property
The property is share of freehold and there are 4 flats in total
No ground rent
building insurance is included in service
Service charge £1,500 PA
Long lease 985 years approx
Top floor with entry phone system



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

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