



2 Kinsale Grange, 57 Langley Park Road
Sutton, SM2 5GZ
£240,000



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NO ONWARD CHAIN!!! Watson Homes are delighted to offer this modern one bedroom, ground floor apartment, situated in a desirable tree lined road in South Sutton, and only a short walk into Sutton town centre as well as a wealth of shops and transport links including Sutton mainline station.

Kinsale Grange is a small development of luxury apartments built in 2004. This property benefits from a 16ft lounge/diner with direct access onto a patio area and well kept communal grounds, gated residents parking.

Accommodation

Security entry phone system and door to

Communal entrance, wooden front door to

Spacious entrance hall

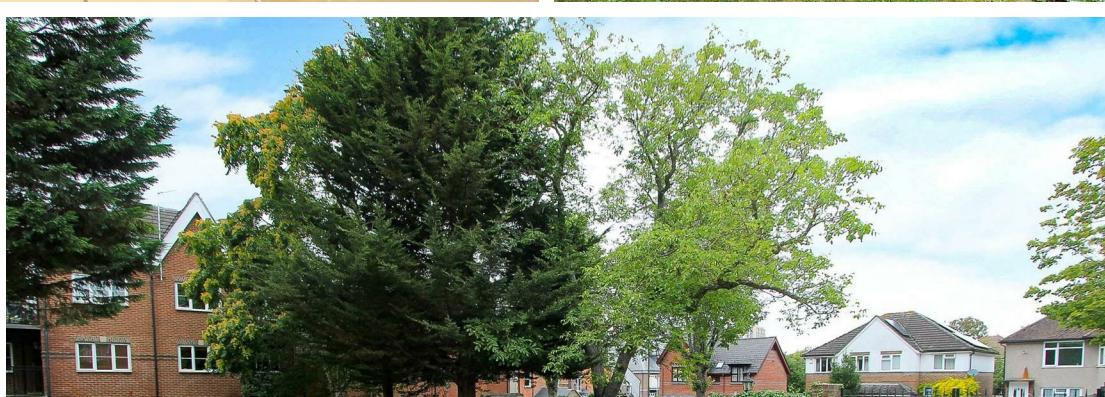
Solid oak flooring, single panel radiator, cupboard housing hot water tank, wall mounted entryphone, wall mounted thermostat.

Lounge/diner

UPVC double glazed French doors to patio area and well kept communal grounds with gated rear access, solid oak flooring, double panel radiator.

Kitchen





Range of fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inset gas, hob with oven/grill below an extractor fan above, integrated washing machine and dishwasher, integrated fridge and freezer, tiled splashback, tiled flooring, single panel radiator, cupboard housing "Worcester" boiler, obscure UPVC double glazed window to side aspect.

Bedroom

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobe.

Bathroom,

Modern three-piece suite, comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated towel rail, shaver point, tiled walls, tiled flooring.

Outside

Well-kept communal grounds, communal bin sheds and allocated parking at the front of the property with further gated parking at rear.

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.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

