



Flat 3, 36 Albion Road, Sutton, SM2 5FP



£350,000

WH WATSON HOMES
Estate Agents

Watson Homes are delighted to offer this modern two bedroom, two bathroom flat. The property enjoys modern open plan living, an ensuite shower room, and is offered to the market with no onward chain.

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.

Accommodation

Entryphone system and door to..

Communal entrance

Stairs to second floor landing (top floor)

Front door to..

Entrance hall

Lounge/diner/kitchen

UPVC double glazed window to front aspect, wood laminate flooring, open plan to..

Kitchen

Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below an extractor fan above, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine.

Bedroom one

Range of fitted wardrobes with mirrored doors, UPVC double glazed window to front aspect.

En-suite shower room

Modern suite consisting of tiled walk in cubicle with thermostatic shower, floating wash hand basin with chrome mixer tap, low-level push button flush WC, tiled walls, tiled flooring, extractor fan.

Bedroom two

UPVC double glazed window to front aspect.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, floating wash hand basin with chrome mixer tap, low-level push button flush WC, tiled walls, tiled flooring, extractor fan.

Outside

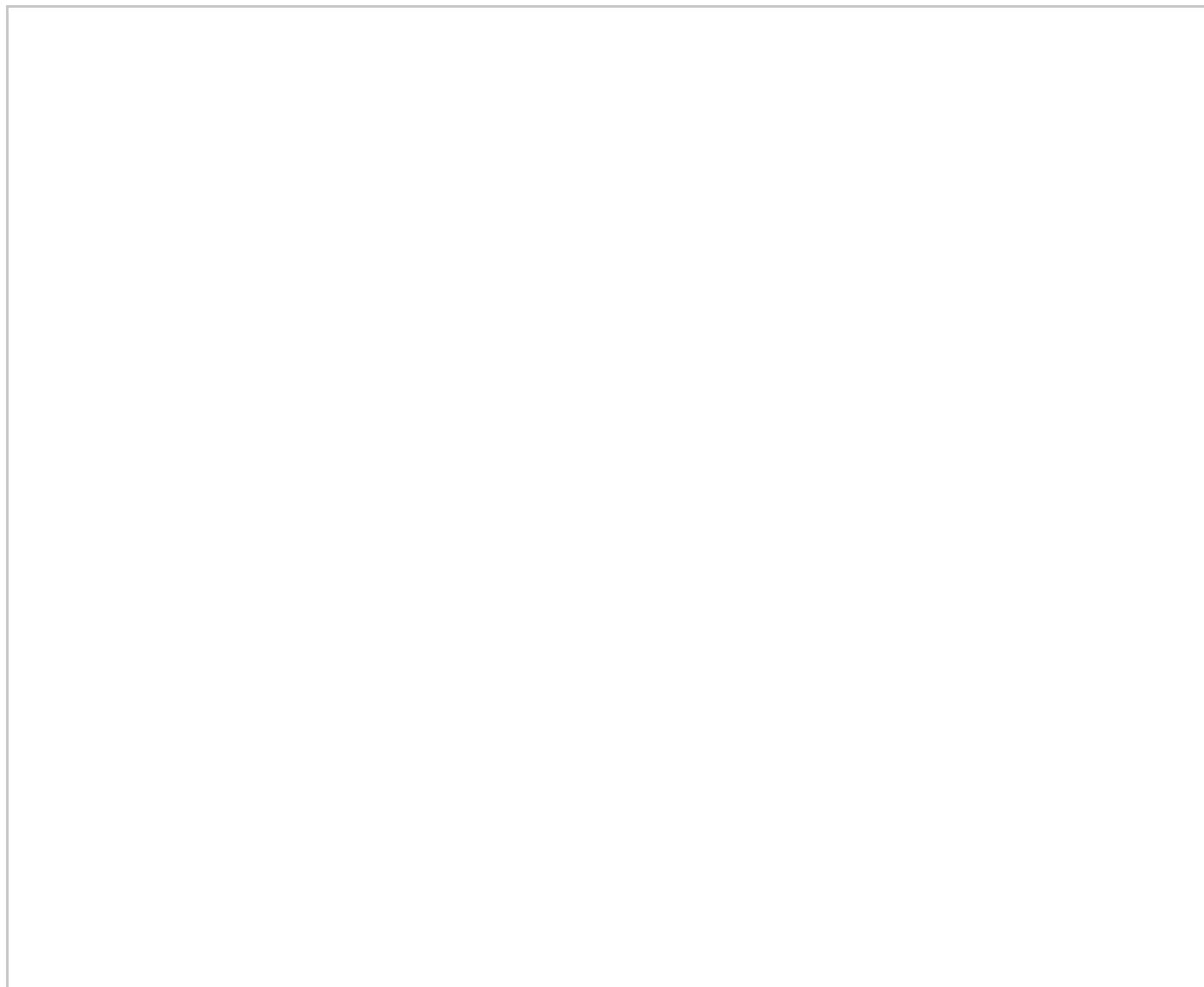
Well, kept communal grounds and residents parking.

BUYER'S INFORMATION

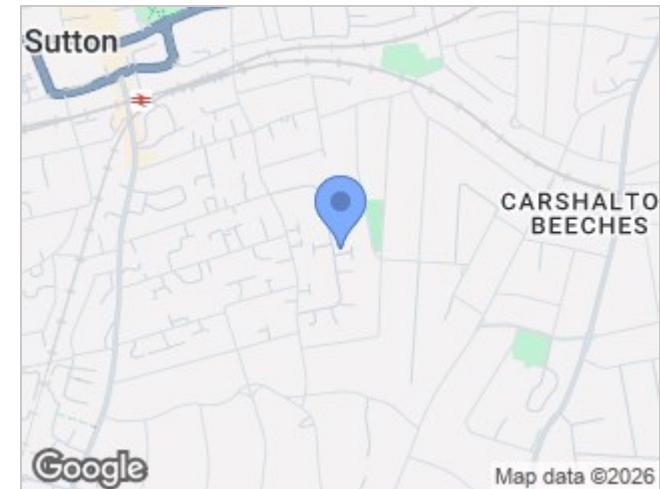
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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 Plans



Area Map



Energy Performance Graph

