







The Beeches, Flat 4 57 Christchurch Park, South Sutton, SM2 5TY

£320,000

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WH WATSON HOMES
Estate Agents

Flat 4 57 Christchurch Park, South Sutton, SM2 5TX

Overview

*** CHAIN FREE****

Located in the charming Christchurch Park area of Sutton, this beautifully modernised first floor apartment offers a delightful living experience. Spanning an impressive 646 square feet, this purpose-built flat features two well-proportioned bedrooms and a family bathroom, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

As you enter, you are greeted by a generous hallway that provides ample storage, including a convenient cloaks cupboard. The spacious lounge is bathed in natural light, thanks to large windows that overlook the well-maintained front grounds,

Situated on one of South Sutton's most sought-after tree-lined roads, this property is perfectly positioned just a short walk from Sutton mainline BR Station, ensuring easy access to central London and beyond. Additionally, several bus routes are conveniently located nearby, enhancing the property's accessibility. Families will appreciate being within the catchment area for excellent local schools, including the highly regarded Harris Academy.

With parking available for one vehicle, this apartment not only offers a stylish living space but also the convenience of urban living in a tranquil setting. This property is a rare find in a desirable location, making it a must-see for anyone looking to settle in Sutton.

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SECURITY ENTRANCE
Communal security entrance with entry phone system.

ENTRANCE HALLWAY
Welcoming entrance hallway benefiting from a spacious storage cupboard with electric point, additional cloaks cupboard with overhead storage and smoke alarm.

LOUNGE / DINING ROOM
Bright and spacious lounge/dining room featuring a large double glazed window overlooking the front aspect, Dimplex electric heater, ceiling lighting, wall lights and attractive wood-effect flooring.

KITCHEN
Well-appointed farmhouse-style kitchen featuring a range of wooden wall and base units with matching drawers, providing ample storage and worktop space. Appliances include a gas hob, electric oven, dishwasher, washing machine, tumble dryer and fridge/freezer. Additional features include an inset stainless steel sink with mixer tap, double glazed windows overlooking the front aspect, partially tiled walls, ceiling lighting and wood-effect flooring.

MASTER BEDROOM
Generously proportioned master bedroom featuring a large double glazed window overlooking the rear aspect, an extensive range of fitted wardrobes providing excellent storage, Dimplex electric heater, ceiling lighting and wood-effect flooring.

BEDROOM TWO
Well-proportioned second bedroom benefiting from double glazed windows overlooking the rear aspect, fitted storage cupboards, Dimplex electric heater, ceiling lighting and wood-effect flooring.

BATHROOM
Bathroom featuring an obscure double glazed window to the front aspect and a three-piece suite comprising a panelled bath with shower fittings, wash hand basin with chrome taps and WC with push-button flush. Additional features include fully tiled walls, heated towel rail, ceiling lighting and tile-effect flooring.

OUTSIDE
The property enjoys attractive, mature lawned areas to the front elevation, together with a shingled driveway providing parking and access towards the rear. To the rear are beautifully maintained communal gardens, offering pleasant outdoor surroundings, together with the benefit of a garage.

LEASE :- 931 Years remaining

SERVICE CHARGE :- £2,000 per year - £166 per month

COUNCIL TAX BAND *C*

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.


Hotpoint










THE
BEECHES


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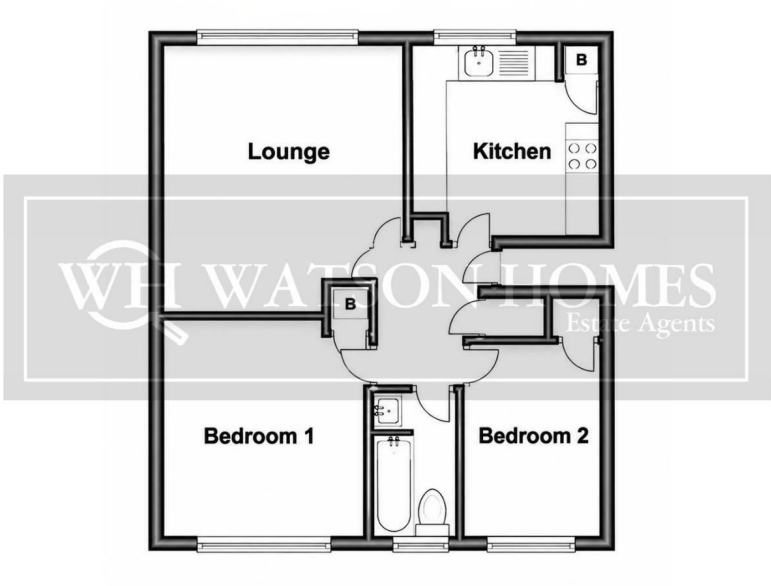

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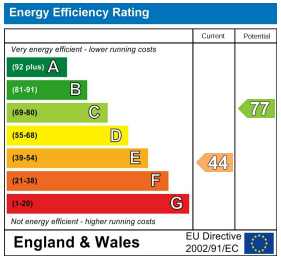
Floor Plan



This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.

Additional Information

CHAIN FREE
ALL ELECTRIC
PREVIOUSLY RENTED OUT
HAS A PRIVATE GARAGE WHICH HAS A NEW DOOR
RECENTLY PAINTED
ALL DOUBLE GLAZED
FIRST FLOOR
SHARE OF FREEHOLD
6 FLATS IN THE BLOCK
SECTION 20 IN PROGRESS AND THE OWNER PAID 1800 AND WILL PAY ANOTHER 1800 FOR NEW FENCING AND NEW GUTTERING



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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