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MOVING MADE EASY



Grosvenor Court, Brighton Road, Sutton

£315,000

Welcome to Grosvenor Court, older style purpose built flat located on Brighton Road in Sutton. This charming property offers a delightful blend of modern living and classic elegance, making it an ideal home for individuals or small families.

As you enter this well-appointed flat, you will find a spacious reception room that is bathed in natural light, thanks to its south-facing aspect. This inviting lounge/diner provides a perfect space for relaxation and entertaining guests. The two generously sized double bedrooms offer ample space for rest and personalisation, ensuring comfort for all occupants.

The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. The flat is fully double glazed, which not only enhances energy efficiency but also ensures a peaceful living environment. With gas central heating throughout, you can enjoy warmth and comfort during the colder months.

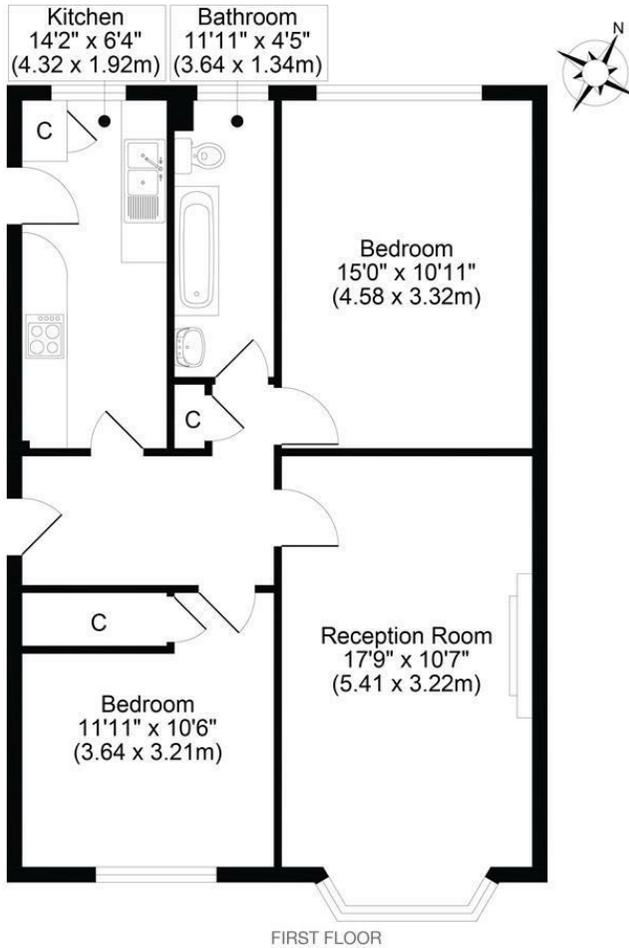
Residents of Grosvenor Court also benefit from access to communal gardens, providing a lovely outdoor space to unwind and enjoy the fresh air. The property is situated away from the main road but with local amenities and transport links within easy reach it is an excellent choice for those seeking a convenient location.

In summary, this flat combines style, comfort, and practicality, making it a wonderful opportunity for anyone looking to settle in Sutton. Do not miss the chance to make this delightful property your new home.





GROSVENOR COURT, BRIGHTON ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 745 SQ.FT (69 SQ.M)

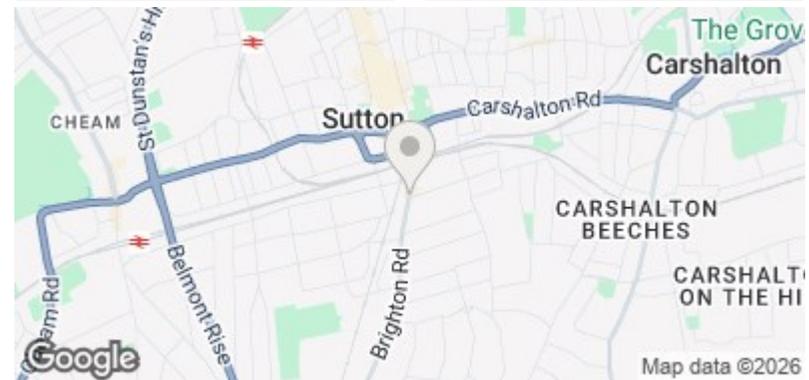


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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