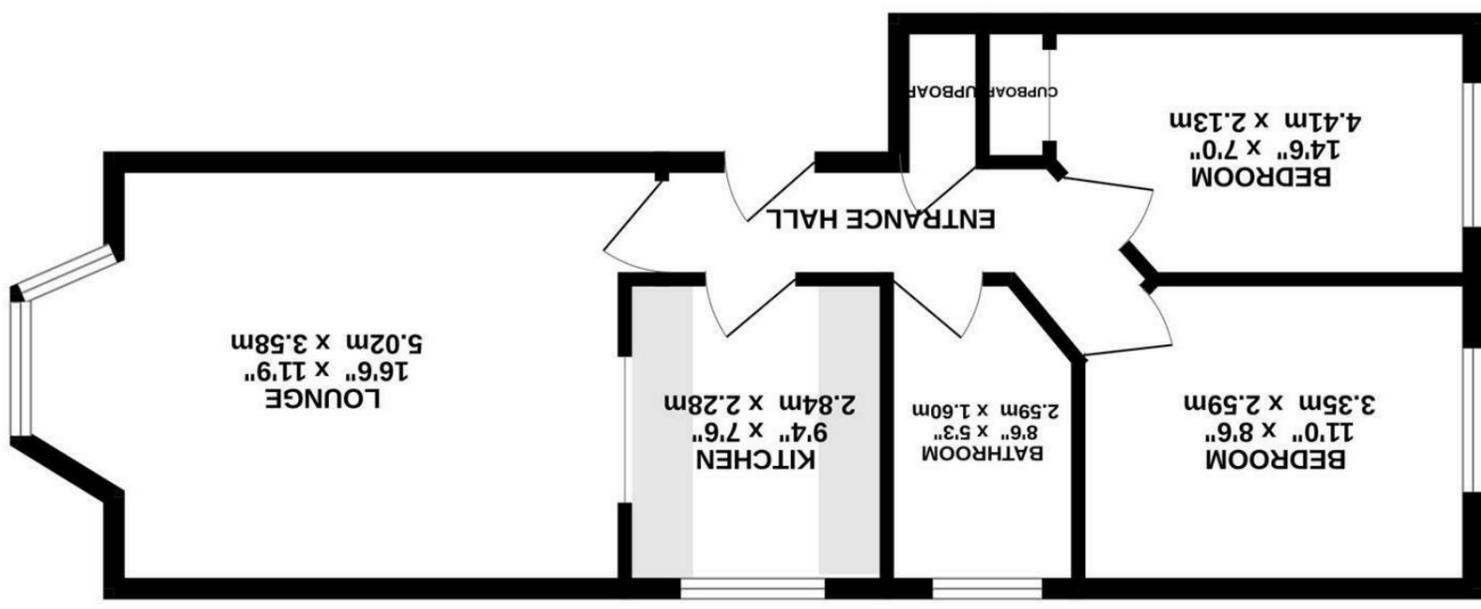


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SECOND FLOOR**  
 510 sq.ft. (47.4 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 41 Turnpike Lane

SUTTON, SM1 4HB

Offers Over £275,000

Silverman Black is delighted to offer this spacious second floor two bedroom apartment, located on the ever popular Water Gardens development, close to the centre of Sutton. Affording good size and well-proportioned accommodation, the flat comprises of a welcoming entrance hall with a deep storage cupboard, a large living room and a well equipped kitchen at the front of the apartment, with two generous double bedrooms and the family bathroom located towards the rear of the building. Being sold vacant and with no onward chain, other benefits include a single garage (located in a nearby block), well maintained communal areas and surrounding gardens and a very long lease (999 years with approx 962 years unexpired). In our opinion, this charming flat would make an ideal first time purchase or investment - especially as there is a pedestrian access close to the block onto the Carshalton Road - so Sutton mainline BR station is only about half a mile distant (roughly a 10 minute walk). The shopping and recreational facilities of Sutton town centre are close at hand (0.25 miles, 5 minutes walk), with Sutton Grammar School for Boys & Manor Park Primary located right on your doorstep. Viewing of this spacious and well located apartment is highly recommended - so call today to book your appointment.

- A spacious and well-appointed two bedroom first floor apartment located on the ever popular Water Gardens Estate, close to Sutton town centre
- Accommodation comprises a large, bright living room, a well equipped kitchen, two double bedrooms and a family bathroom
- Single garage with well maintained communal areas and gardens
- Vacant possession - No onward Chain
- Long Lease - 999 year term with approx 962 years unexpired
- EPC rating "C" (69/79); Council Tax Band "C"
- Sutton town centre 0.25 miles/5 minutes walk; Sutton Grammar School for Boys & Manor Park Primary both only yards away; 10 minute walk to Sutton Mainline BR station - affording access to East Croydon, London Bridge, Clapham Junction and London Victoria
- Viewing highly recommended - book your appointment today

