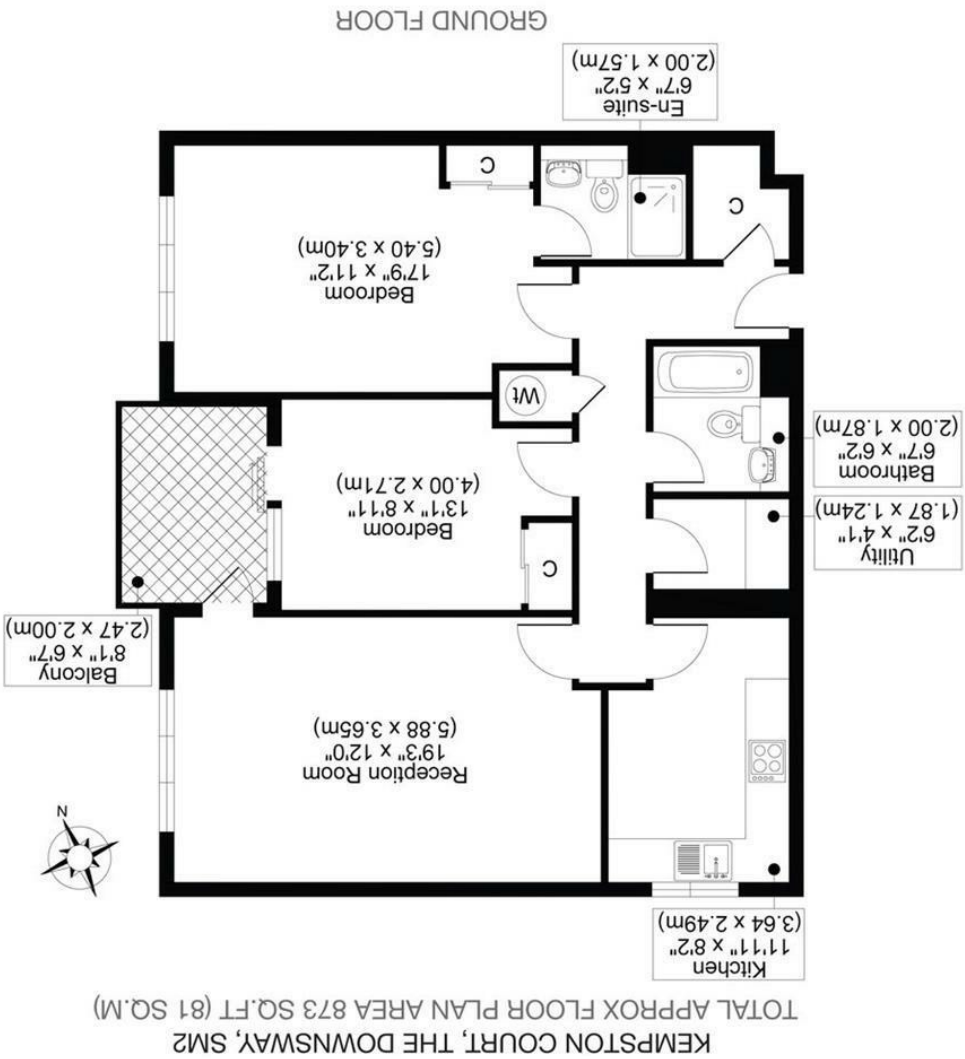


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.







## Kempston House The Downsway

Sutton, SM2 5RE

Price Guide £375,000

Welcome to 2 Kempston House - an exquisite two bed/two bath ground floor apartment located in the desirable area of The Downsway in South Sutton. This modern purpose-built property, constructed in 1989, offers a generous living space of 875 square feet, making it an ideal home for individuals or small families seeking comfort and convenience. Upon entering, you will see a spacious and inviting living room with a glazed door to a private balcony, perfect for relaxation and entertaining. The well equipped kitchen is large enough to house a good size breakfast table, whilst the flat boasts two well-proportioned double bedrooms, each designed with comfort in mind. The master bedroom features an ensuite shower room, while a separate family bathroom caters to the needs of guests and family alike. This recently refurbished flat is filled with modern amenities, including a separate utility room that adds to the practicality of the space and ample storage options. The property also benefits from double glazing and gas radiator heating, ensuring a warm and cosy atmosphere throughout the year. Step outside onto your private balcony, where you can enjoy a breath of fresh air and take in the surroundings. The flat comes with allocated parking for one vehicle and a security entryphone system which provides peace of mind. The current lease is 89 years but a new lease may be provided by the owners on completion, depending on the price being offered. Situated with easy access to Sutton High Street and the British Rail station (0.6 miles/13 minutes walk), this flat is perfectly positioned for those who appreciate the vibrancy of city life while enjoying the tranquillity of a residential area. With vacant possession available, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this luxurious two-bedroom flat in a prime location - so book your appointment to visit - you won't be disappointed!



- Full Vacant Possession with no onwards chain
- An elegant and well located two bedroom/two bathroom ground floor apartment located at the end of The Downsway - just over half a mile from Sutton BR station and town centre
- Recently refurbished to a good standard, the property is ready for almost immediate occupation - featuring a refitted kitchen, two new bathrooms, quality carpets and being fully redecorated
- Accommodation comprises a spacious living room with door to the private balcony, a refitted kitchen, separate utility room, two double bedrooms and two bathrooms
- Double glazing, gas/radiator central heating, ample storage facilities, private balcony, allocated parking space, communal gardens
- Council Tax Band "D"; EPC Rating "C"
- Leasehold with 89 years remaining on the current term - please note that the owners may be prepared to provide a new lease on completion, depending on the price offered.
- Only just a bit over half a mile away from Sutton BR station (13 minutes walk); easy access to local transport & bus links from the Brighton Road
- Viewing highly recommended - so call today to book your appointment to view

