



**TATE ROAD, SUTTON, SM1**  
**£300,000 LEASEHOLD**

**A TWO BEDROOM, TWO BATHROOM APARTMENT  
IDEALLY LOCATED CLOSE TO WEST SUTTON TRAIN  
STATION AND SEVERAL WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- First Floor
- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- En-Suite Shower Room
- Bathroom
- Communal Gardens
- Bike Store
- Resident's Parking
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

A spacious two double bedroom, first floor apartment featuring two bathrooms, allocated off street parking and ideally situated just moments from West Sutton train station.

Cheam Village and Sutton town centre are within easy reach, both providing a vast number of shops, bars, restaurants, and amenities including bus routes to surrounding areas. Numerous well-regarded schools are close by including Homefield Preparatory School, Robin Hood Infant's School, and Sutton High School GDST.

Accommodation comprises a large living/dining room, a modern fitted kitchen, two double bedrooms, the family bathroom and en-suite shower room.

Externally, the property benefits from well-maintained communal gardens, residents parking and a bike store.

The property benefits from no onward chain.

Lease and related information:

The vendor has provided the following information:

- The lease has approximately 108 years remaining.
- The service charge is approximately £1300 per annum.
- The ground rent is approximately £250 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.





## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room - 14' x 12'8" max (4.27m x 3.86m max)**

**Kitchen - 12'8" x 5'9" max (3.86m x 1.75m max)**

**Bedroom - 12'6" x 10'6" max (3.8m x 3.2m max)**

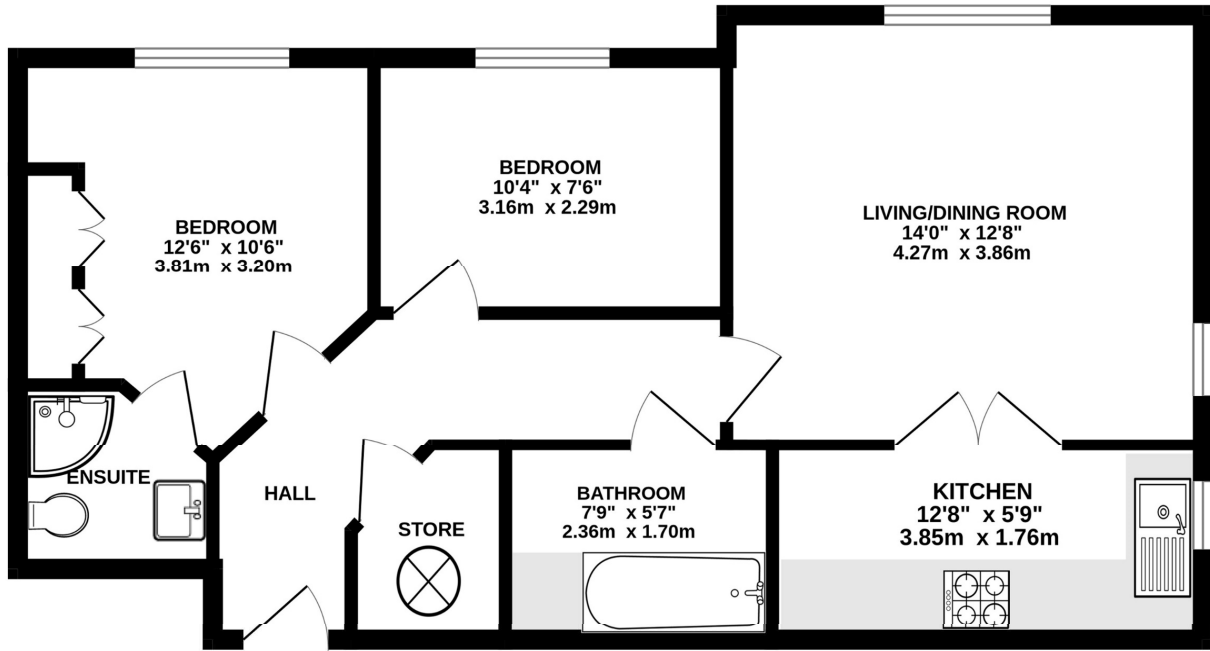
**En-Suite**

**Bedroom - 10'4" x 7'6" max (3.15m x 2.29m max)**

**Bathroom - 7'9" x 5'7" max (2.36m x 1.7m max)**

**Store**

**Resident's Parking**



FIRST FLOOR FLAT

**Lara Lodge, Tate Road, Sutton SM1 2TD**  
INTERNAL FLOOR AREA (APPROX.) 625 sq ft/ 58.0 sq m

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

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