



STATION ROAD, SUTTON, SM2
£97,000 LEASEHOLD

A RECENTLY DECORATED AND RE-CARPETED GROUND FLOOR RETIREMENT APARTMENT WITH SHARED PATIO SITUATED CLOSE TO SEVERAL TRANSPORT LINKS

Winkworth

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See things differently



AT A GLANCE

- Retirement Flat
- Shared Patio Area
- No Onward Chain
- 1 Bedroom
- Entrance Hall
- Living/Dining Room
- Kitchen
- Shower Room/WC
- Residents' Parking
- Council Tax Band C
- Communal Lounge
- Communal Guest Suite For Visitors
- EPC Rating C

DESCRIPTION

A recently re-decorated and re-carpeted ground floor retirement apartment situated just a short walk from Belmont high street shops and restaurants, Belmont train station and local bus routes. Sutton town centre is approx. 1.5 miles away and offers a comprehensive range of amenities including a vibrant, well-stocked high street and train services into Wimbledon and Central London.

The accommodation comprises an entrance hall with storage cupboards, living/dining room with doors onto a shared patio area, open-plan fitted kitchen, a double bedroom with fitted wardrobes and a fully tiled shower room/WC.

The flat has economy storage heaters and double glazing. There is a communal lounge for the use of residents, and a communal utility room with washing and drying machines.

Externally, residents can use the attractive gardens laid to lawn with surrounding trees and shrubs. The residents' covered parking is alongside the garden and is accessible from inside the building.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 1989, meaning it has approximately 91 years remaining.
- Service and maintenance and ground rent costs are approximately £318.78 per month/£3825.36 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 18'6" x 11' max (5.64m x 3.35m max)

Kitchen - 10' x 5'2" max (3.05m x 1.57m max)

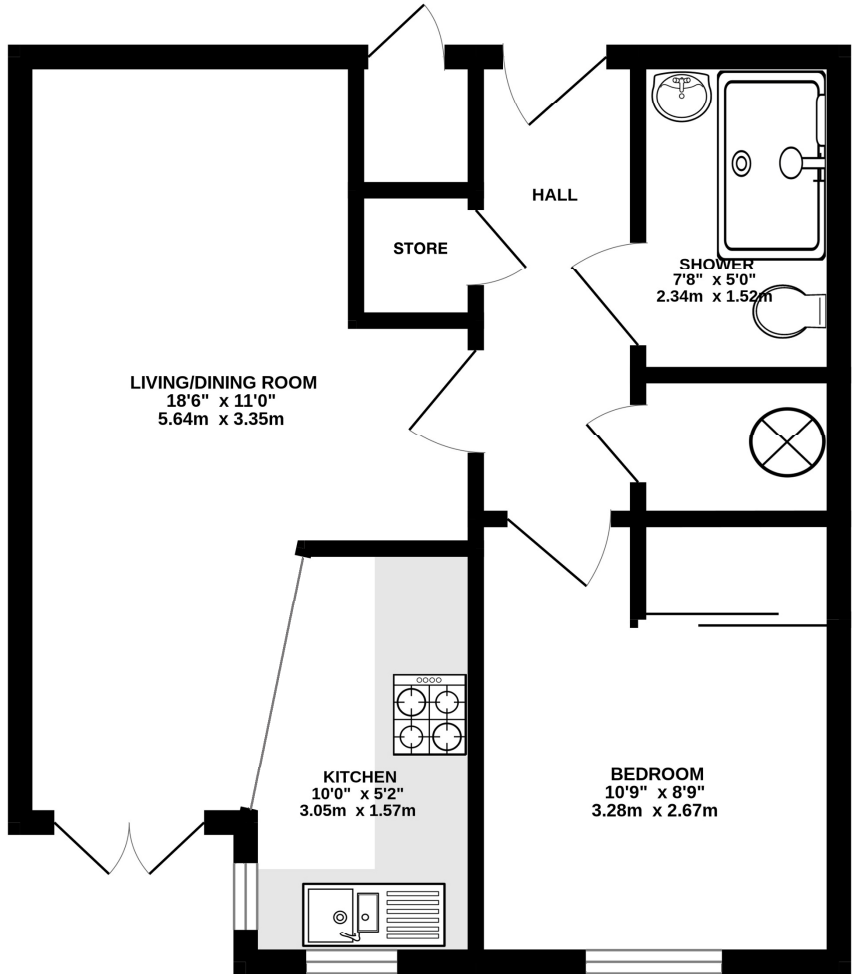
Bedroom - 10'9" x 8'9" max (3.28m x 2.67m max)

Shower/Room/WC - 7'8" x 5' max (2.34m x 1.52m max)



Deacon House, Station Road, Sutton SM2 6DF

INTERNAL FLOOR AREA (APPROX.) 430 sq ft/ 40.0 sq m



GROUND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

