



**PARK MANOR, CHRISTCHURCH PARK, SUTTON, SM2**  
**£360,000 LEASEHOLD**

**AN INCREDIBLY SPACIOUS GROUND FLOOR  
APARTMENT SET WITHIN A DESIRABLE DEVELOPMENT  
LOCATED IN A HIGHLY SOUGHT AFTER ROAD**

**Winkworth**

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## AT A GLANCE

- 2 Double Bedrooms
- Entrance Hall
- Living/Dining Room
- Modern Fitted Kitchen
- Bathroom
- Well-Kept Shared Gardens
- Secure Entry Phone System
- No Onward Chain
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

This incredibly spacious two double bedroom, ground floor apartment is situated in a highly desirable development in a quiet tree lined road, set within easy reach of Sutton railway station providing the ideal location for commuters requiring fast and frequent services into Central London.

The nearby, Sutton town centre provides a variety of amenities including, shops, bars, restaurants, supermarkets and several bus routes to surrounding areas such as Kingston, Wimbledon and Heathrow. Families will benefit from well-regarded education in the area and includes grammar schools in the borough.

The accommodation comprises a spacious entrance hall leading through to a large living room with ample space for a dining table and chairs, a modern fitted kitchen, a family bathroom, a well-proportioned principal bedroom with bay window and fitted wardrobes and a generously sized second bedroom.

Other benefits include well-kept shared gardens and a secure entry phone system.

No onward chain.

Lease and other related information:

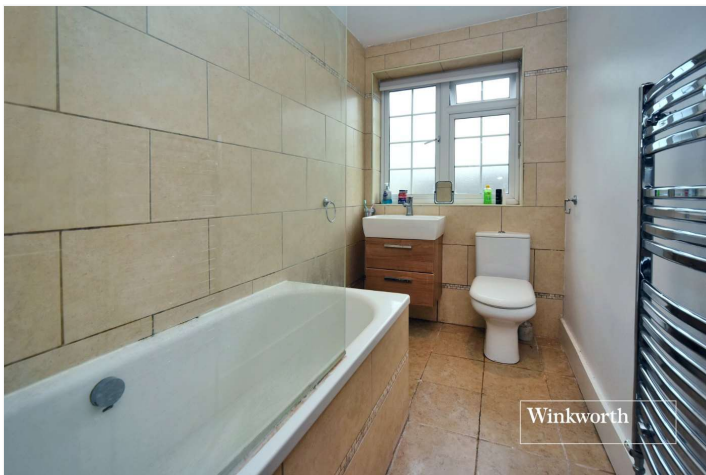
The vendor has provided the following information:

The lease is 125 years from December 2000.

The service charge is approximately £3200 per annum.

The ground rent is approximately £100 per annum.

Please verify/check the above with your conveyancer.



## ACCOMMODATION

Entrance Hall

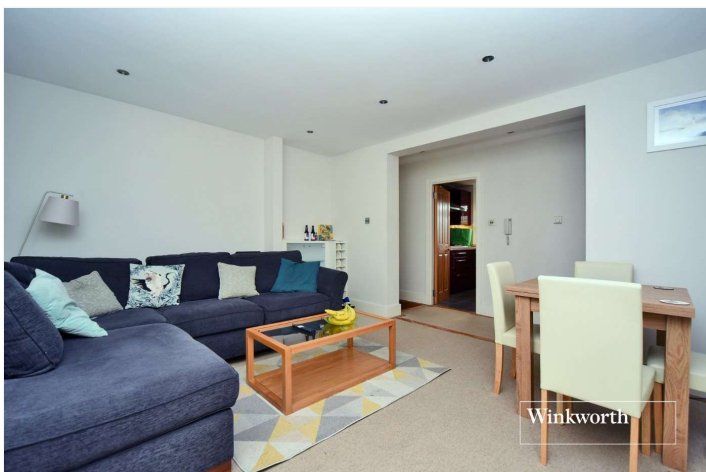
Living/Dining Room - 15' x 12'5" Max (4.57m x 3.78m Max)

Kitchen - 8'11" x 8' Max (2.72m x 2.44m Max)

Bedroom - 16'11" x 13'5" Max (5.16m x 4.1m Max)

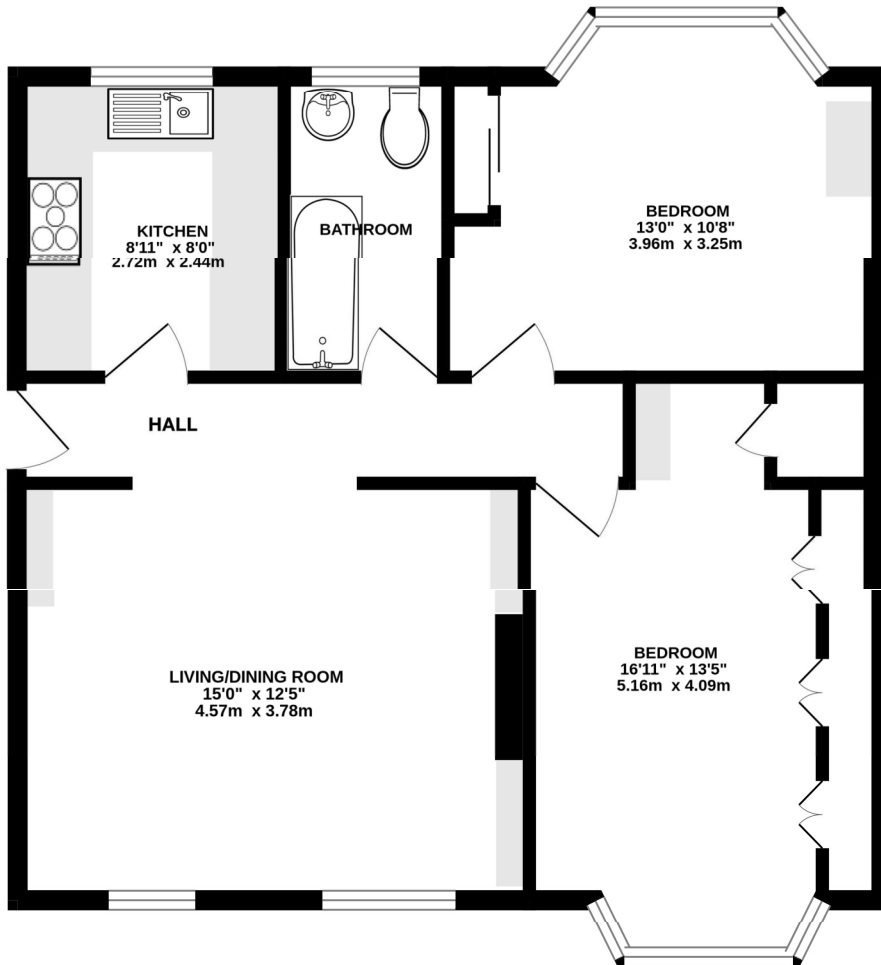
Bedroom - 13' x 10'8" Max (3.96m x 3.25m Max)

Bathroom



# Park Manor, Christchurch Park, Sutton SM2 5TT

INTERNAL FLOOR AREA (APPROX.) 646 sq ft/ 60.0 sq m



GROUND FLOOR FLAT

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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. Made with Metropix © 2024.

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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>		75
(55-68)	<b>D</b>	68	
(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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