



HOMEFIELD PARK, GROVE ROAD, SUTTON, SM1 2AN
£325,000 SHARE OF FREEHOLD



HOMEFIELD PARK, GROVE ROAD

SUTTON, SM1 2AN

SPACIOUS 2 BEDROOM 3RD FLOOR LIFT SERVED APARTMENT WITH SHARE OF FREEHOLD.

**Prime Location in the sought-after Homefield Park
Spacious Interior with Two Large Bedrooms and a generous Living Room
Fitted Wardrobes to both Bedrooms
Fully Fitted Kitchen with Appliances
Modern Spacious Bathroom
Own Garage**

Easy Access to Sutton High Street & Mainline Station

We are pleased to bring to the market for sale this spacious 3rd floor, 2 bedroom lift-served apartment with a private garage. This sought-after development is located approx. 300 metres from Sutton mainline station and close to the bustling Sutton High Street. The apartment is also near well-regarded schools such as Sutton High, Robin Hood Infants & Juniors and Homefield Prep. Spacious living room, master bedroom with built-in wardrobes, second well-sized bedroom and a fitted modern bathroom. The fitted kitchen has ample storage throughout.



THIRD FLOOR

LANDING

Carpeted landing for 2 flats only on this floor, access to rubbish chute.

ENTRANCE HALL

Meter cupboard, storage cupboard with hot and cold water cylinder, door entryphone, phone point.

LIVING ROOM 16'6" × 16'6" (5.03m × 5.03m)

Bright double aspect living room, central heating via skirting board radiators, double glazed windows.

KITCHEN 8' × 7'9" (2.44m × 2.36m)

A full range of base and wall units, gas 4-ring hob, separate double oven, space for fridge/freezer, plumbing for washing machine.

BEDROOM 1 13'3" × 10'9" (4.04m × 3.28m)

Bright southerly aspect bedroom with mirror fronted wardrobes to one long wall, radiator, double glazed windows.

BEDROOM 2 12' × 9'6" (3.66m × 2.90m)

Fitted mirror fronted wardrobes, radiator, double glazed windows.

BATHROOM

Panelled bath with mixer taps and separate built-in power shower, fully tiled to bath area and half tiled elsewhere, WC with concealed cistern, wash hand basin, radiator, extractor.

GROUND FLOOR

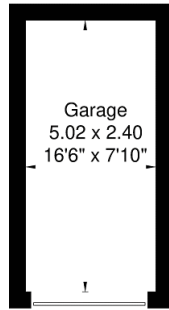
OUTSIDE

Delightful and well-maintained communal grounds. Own garage.



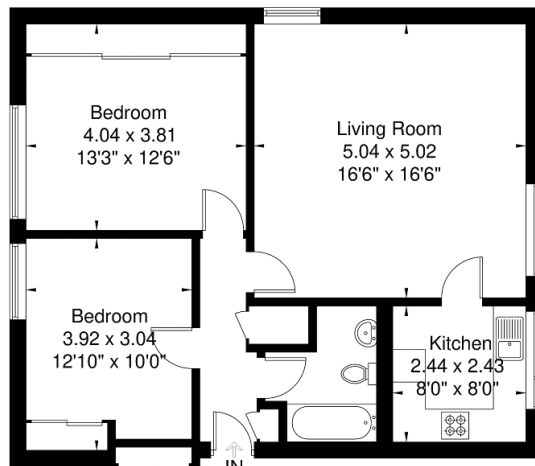
Homefield Park SM1

Approximate Gross Internal Area = 71.6 sq m / 770 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 83.6 sq m / 899 sq ft



(Not Shown In Actual Location / Orientation)

Garage
 12 sq m / 129 sq ft



Third Floor
 71.6 sq m / 770 sq ft



www.epc.uk.com info@epc.uk.com

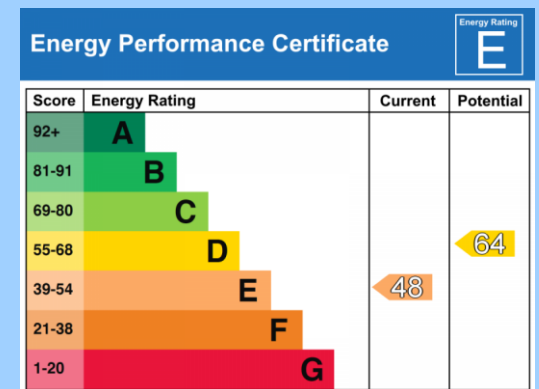
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

LEASE: Approx. 979 unexpired.
 SERVICE CHARGE & MAINTENANCE: Approx. £1,900 pa.
 SHARE OF FREEHOLD

**VIEWING STRICTLY BY APPOINTMENT ONLY
 THROUGH THE VENDORS AGENTS HES PARRY
 & DREWETT (SUTTON)**

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