



GROVE ROAD, SUTTON, SM1 2AW
£259,950 SHARE OF FREEHOLD



GROVE ROAD SUTTON, SM1 2AW

1 Bedroom 1st Floor Flat

Share Of Freehold • Good Sized Lounge
Bedroom With Fitted Wardrobes
Modern Kitchen • Modern Bathroom
Warm Air Heating • Garage En Bloc
EPC GRADE 'C' • Council Tax Band C

We are pleased to bring to the market for sale this very well-presented first-floor one-bedroom purpose-built flat with a modern kitchen and bathroom, fitted wardrobes, double glazing, and a garage en bloc. Quietly located yet ideally situated for Sutton town centre, mainline station, and major bus routes, offering convenience and spacious living.



FIRST FLOOR

HALLWAY

LOUNGE 17'2" × 13' (5.23m × 3.96m)

Large double glazed window, woodblock flooring, power points.

KITCHEN 7'8" × 7'7" (2.34m × 2.31m)

Range of white base and wall units, stainless steel sink unit, integrated oven with ceramic hob, tiled walls, tiled floor, space and plumbing for washing machine.

BEDROOM 14'4" × 9'7" (4.37m × 2.92m)

Double glazed window, carpeted, fitted wardrobes and drawer units, power points.

BATHROOM

Modern bathroom with white suite, hand basin in vanity unit, low level WC, tiled walls, tiled floor.

GROUND FLOOR

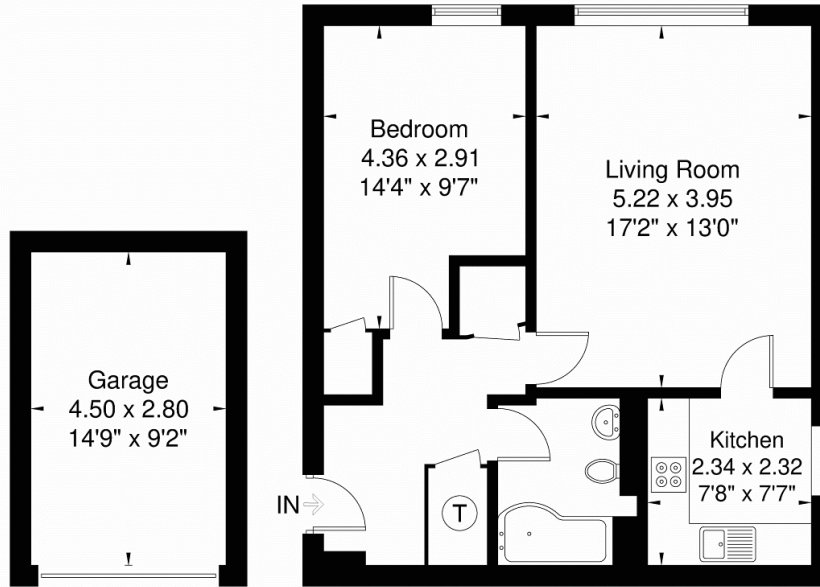
OUTSIDE

Own garage en bloc.



Honeysuckle Court SM1

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft
 Garage = 12.6 sq m / 135 sq ft
 Total = 66.8 sq m / 718 sq ft



(Not Shown In Actual Location / Orientation)

Garage
 12.6 sq m / 135 sq ft

First Floor
 54.2 sq m / 583 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/fitments 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: Share of Freehold
 Service Charge/Maintenance: £1320 P.A.

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

SUTTON SALES
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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	83
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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