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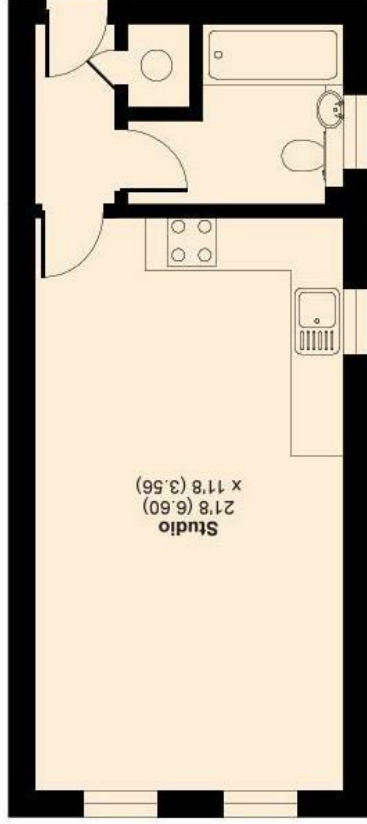
RICS

The Property Ombudsman

CHRISTIES

What every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the exact square footage of the property & quoted on this plan. Any figure given is for informational purposes only and should not be relied on as a basis of valuation.  
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GROUND FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 338 SQ FT 31.4 SQ METRES  
 Overton Road, Sutton, SM2



CHRISTIES



## OVERTON ROAD, SUTTON SM2 6QE

OFFERS IN THE REGION OF £190,000

LOCATED JUST MOMENTS FROM PLENTY OF LOCAL AMINITIES YOU WILL FIND THIS LARGE STUDIO APARTMENT LOCATED WITHIN A STUNNING DEVELOPMENT ALONG OVERTON ROAD IN SUTTON. THIS GROUND FLOOR APARTMENT BOASTS A GREAT SIZE LIVING AREA WITH SLEEPING, LOUNGING AND DINING SPACE, A MODERN FITTED KITCHEN, A STYLISH BATHROOM SUITE AND ADDED BONUS OF ALLOCATED OFF STREET PARKING.

LEASE REMAINING: 88 YEAR REMAINING (LEASE EXTENSION AVAILABLE SUBJECT TO NEGOTIATION)

SERVICE CHARGE: £1,693.00

GROUND RENT: £121.10

CALL CHRISTIES TODAY ON 02086437777.

- GROUND FLOOR
- CHAIN FREE
- ALLOCATED PARKING
- COUNCIL TAX BAND: B
- EPC RATING: C

