



37 GROVE ROAD, SUTTON SM1 2AG

OFFERS IN THE REGION OF £235,000

WELCOME TO THIS DELIGHTFUL ONE-BEDROOM FLAT NESTLED ON GROVE ROAD IN SUTTON. THIS PURPOSE-BUILT APARTMENT EFFORTLESSLY COMBINES COMFORT WITH CONVENIENCE.

OCCUPYING THE FIRST FLOOR, THE PROPERTY FEATURES A GENEROUSLY PROPORTIONED RECEPTION ROOM, OFFERING AMPLE SPACE FOR BOTH LIVING AND DINING. ADDITIONALLY, A SPACIOUS DOUBLE BEDROOM WITH BUILT-IN WARDROBES, A MODERN KITCHEN, AND A CONVENIENT BATHROOM SUITE.

BOASTING OFF-STREET PARKING, ABUNDANT STORAGE, GAS CENTRAL HEATING, DOUBLE GLAZING, AND NEUTRAL DECOR, THIS FLAT ENSURES BOTH PRACTICALITY AND COMFORT.

SITUATED IN A PRIME LOCATION ON GROVE ROAD, RESIDENTS BENEFIT FROM EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS.

GROUND RENT £100.00
INTERIM SERVICE CHARGE £2,216.00
ANNUAL INSURANCE £402.25

CALL CHRISTIES TODAY TO BOOK YOUR VIEWING!

- SOUGHT AFTER AREA
- PERFECT FOR FIRST TIME BUYERS
- OFF STREET PARKING
- COUNCIL TAX BAND C
- ENERGY RATING D

