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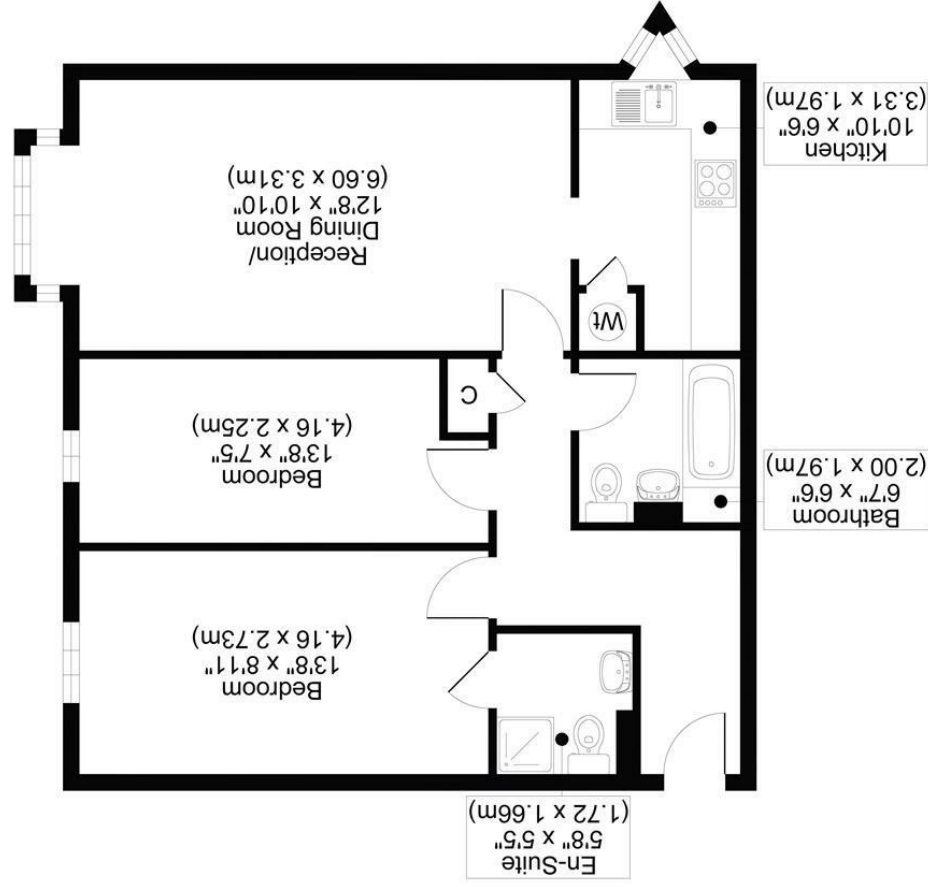
RICS

The Property Ombudsman

CHRISTIES

optica
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FIRST FLOOR

WORCESTER HOUSE, WORCESTER ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING 751 SQ.FT (70 SQ.M)



CHRISTIES



WORCESTER ROAD, SUTTON SM2 6QQ

OFFERS IN THE REGION OF £325,000

NESTLED ON WORCESTER ROAD IN THE CHARMING AREA OF SUTTON, THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER ENSUITE, THIS PROPERTY IS IDEAL FOR SMALL FAMILIES, COUPLES, OR INDIVIDUALS SEEKING A SERENE LIVING SPACE.

THE FLAT FEATURES A SPACIOUS RECEPTION ROOM THAT SERVES AS A WELCOMING AREA FOR RELAXATION AND ENTERTAINMENT. NATURAL LIGHT FLOODS THE ROOM, CREATING A WARM AND INVITING ATMOSPHERE. THE MODERN DESIGN AND THOUGHTFUL LAYOUT ENSURE THAT EVERY INCH OF SPACE IS UTILISED EFFECTIVELY. IN ADDITION TO THE MASTER ENSUITE, THE PROPERTY BOASTS A SECOND FAMILY BATHROOM, PROVIDING ADDED CONVENIENCE FOR RESIDENTS AND GUESTS ALIKE. THIS THOUGHTFUL FEATURE ENHANCES THE OVERALL FUNCTIONALITY OF THE FLAT, MAKING IT SUITABLE FOR BUSY LIFESTYLES.

FOR THOSE WITH A VEHICLE, THE PROPERTY INCLUDES PARKING FOR ONE CAR, A VALUABLE ASSET IN THIS BUSTLING AREA. THE LOCATION ON WORCESTER ROAD OFFERS EASY ACCESS TO LOCAL AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND PARKS, ENSURING THAT EVERYTHING YOU NEED IS JUST A STONE'S THROW AWAY. WHETHER YOU ARE LOOKING TO BUY OR INVEST, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY TO ENJOY A VIBRANT LIFESTYLE IN SUTTON. DO NOT MISS THE CHANCE TO MAKE THIS CHARMING FLAT YOUR OWN.

SERVICE CHARGES £145 PER MONTH AS ADVISED BY VENDOR
90 YEARS LEASE REMAINING

- MASTER EN-SUITE
- PARKING
- SOUGHT AFTER LOCATION
- CHAIN FREE
- COUNCIL TAX BAND D
- EPC RATING C

