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RICS

The Property Ombudsman

CHRISTIES

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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.



SPRINGWELL MANOR, ALBION ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1192 SQ.FT (111 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1157 SQ.FT (108 SQ.M)



CHRISTIES



**\*\* GUIDE PRICE £450,000 - £500,000\*\***

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS STUNNING TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT LOCATED IN ONE OF SOUTH SUTTONS PREMIER DEVELOPMENTS & IDEALLY LOCATED FOR THE HOST AMENITIES INCLUDING SHOPS, SCHOOLS, AND TRANSPORT FACILITIES THAT SUTTON & CARSHALTON HAVE TO OFFER.

THE PROPERTY IS SPLIT OVER TWO FLOORS WITH THE FIRST FLOOR OFFERING A SUPERB KITCHEN/BREAKFAST ROOM WITH AN ARRAY OF BUILT IN APPLIANCES AND CUPBOARDS. THE MAIN RECEPTION OFFERS PLENTY OF SPACE FOR THAT BIG SCREEN TV, DINING TABLE AND SOFAS. THERE IS ALSO A STORAGE CUPBOARD, CLOAKROOM, AND ENTRY PHONE OFF THE ENTRANCE HALL.

THE UPSTAIRS LANDING GIVES ACCESS TO BOTH THE MASTER BEDROOM WITH BUILT-IN WARDROBES AND EN-SUITE SHOWER AND BEDROOM TWO WHICH ALSO BENEFITS FROM BUILT IN WARDROBES. THE FAMILY BATHROOM & AIRING CUPBOARD CAN ALSO BE FOUND OF THE LANDING. OUTSIDE YOU HAVE SECURE GATED PARKING AND COMMUNAL GARDENS PLUS THE BENEFIT OF YOUR OWN GARAGE.

SERVICE CHARGES £3,000 PER ANNUM, GROUND RENT £250 PER ANNUM AS ADVISED BY VENDORS.  
LEASE REMAINING 106 YEARS

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- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SPLIT LEVEL APARTMENT
- CLOSE TO LOCAL AMENITIES
- SECURE GATED PARKING & GARAGE
- COMMUNAL LIFTS
- EPC RATING B
- COUNCIL TAX BAND E

