





**A modern ONE BEDROOM, ground floor
MAISONETTE positioned in a tucked away
location off Sutton Road.**

Offers Over: £240,000

The property is well presented throughout and in brief comprises a spacious lounge/diner, kitchen, double bedroom and shower room. The local area offers a generous selection of amenities including grocery, eateries and public houses and is positioned within easy reach of the mainline station to London St. Pancras. An ideal first purchase or rental investment.

EPC Rating: D 62

Council Tax Band: B

Lease Information: Share Of Freehold
999 Years From 25 March 2009, 984 years
remaining.





Entrance Hall

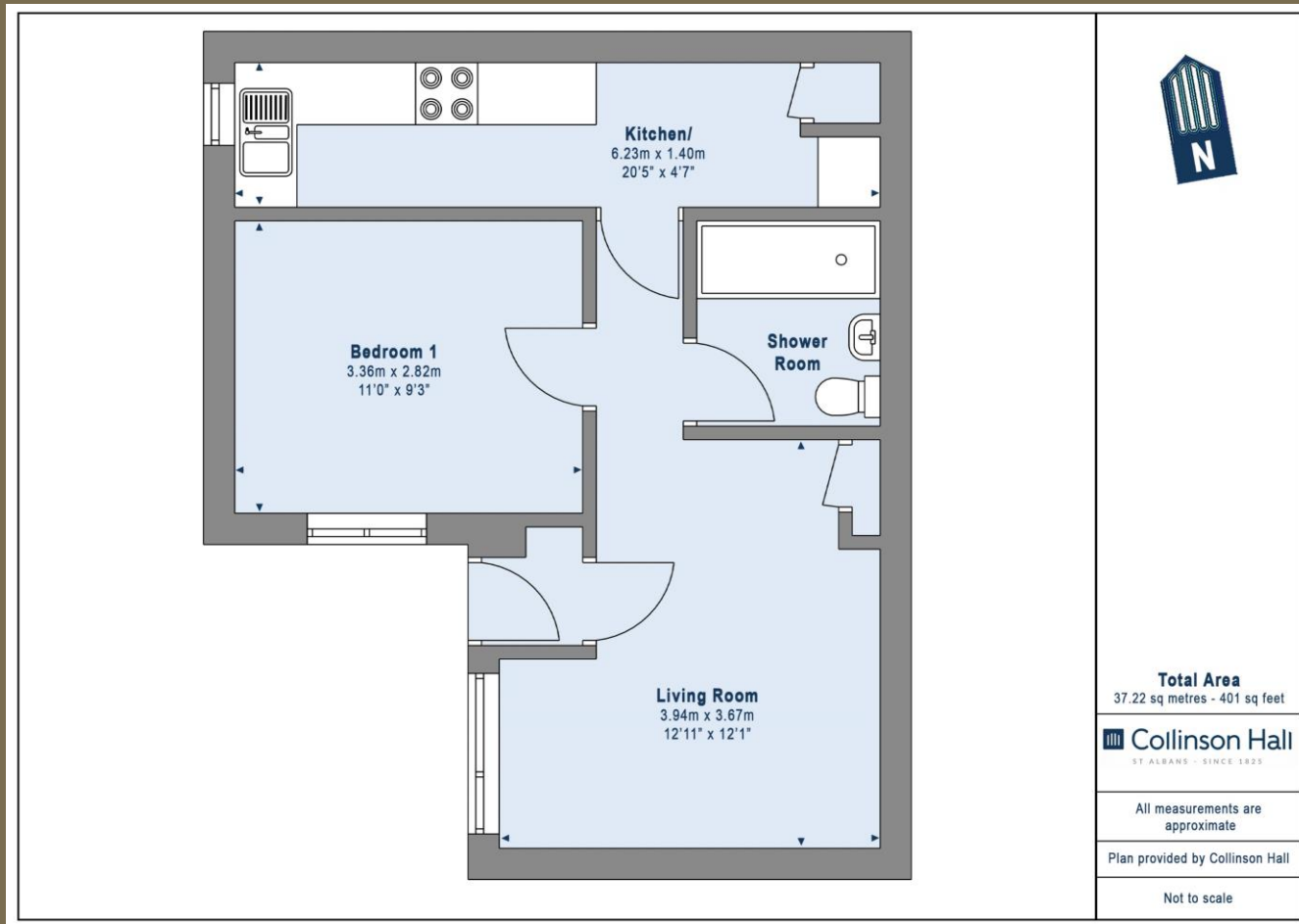
Living Room 3.94m x 3.67m (12'11" x 12').

Kitchen 6.23m x 1.40m (20'5" x 4'7").

Bedroom 3.36m x 2.82m (11' x 9'3").

Shower Room





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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