

FOR SALE



Martin&Co



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Kirk Rise, Sutton, SM1

“Guide Price of £180,000 - £195,000” LH

MARTIN&CO

- CASH BUYERS ONLY
- INVESTMENT OPPORTUNITY
- 1 BEDROOM GROUND FLOOR FLAT
- REQUIRES MODERNISATION
- SHORT LEASE 66 YEARS
- ALLOCATED PARKING & VISITOR BAYS
- MORE INFORMATION UPON REQUEST

NO CHAIN. XXX CASH BUYERS ONLY XXX.

Due to the SHORT LEASE OF 66 YEARS, this property is not suitable for buyers requiring mortgage finance or buy to let finance. Further information available upon request.

A good sized ground floor 1 bedroom flat, with Gas Central Heating, in need of redecoration/modernisation, situated within this well-maintained private development off Angel Hill. Ideal investment for the long term. PROBATE GRANTED

Comprising a reception room, double bedroom, separate kitchen, bathroom, allocated parking space & visitor parking as well as entry phone security and communal gardens.

Close to Sutton Town Centre and Sutton Common Station with bus routes to Sutton station & Morden Tube Station.

EPC Band D. Sutton Council Tax Band C = £1,820.78 PA.
KEYS HELD. SOLE AGENTS.

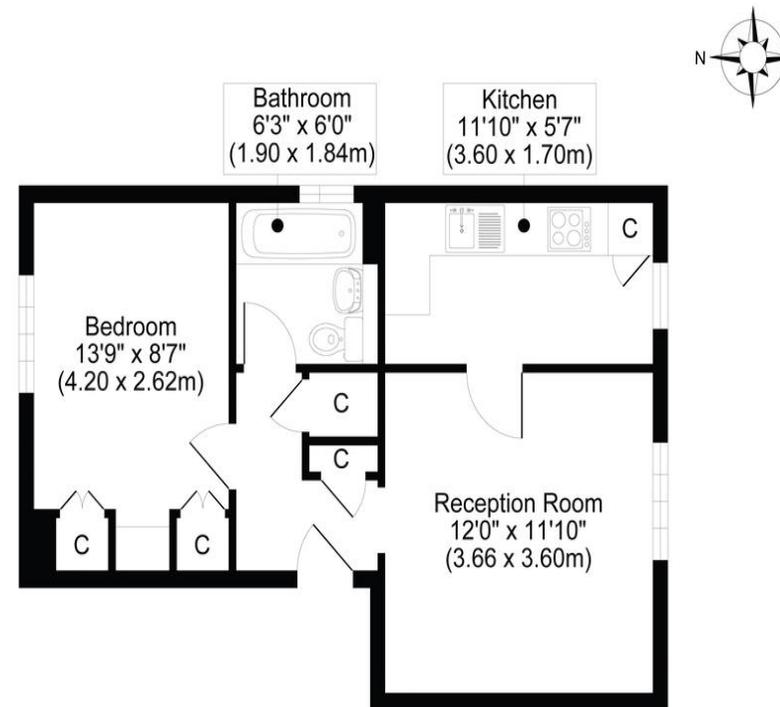
Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE
T: 0208 337 9647 • E: SUTTON@MARTINCO.COM

<http://www.martinco.com/>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

1 KIRK RISE, SM1
TOTAL APPROX FLOOR PLAN AREA 430 SQ.FT (40 SQ.M)
GROUND FLOOR



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.

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