

**FOR SALE**



**Stanstead Manor, St James Road, Sutton, SM1**  
**Offers Over £340,000 LH**

**MARTIN&CO**

# St James Road, Sutton, SM1

Offers Over £340,000

- A SPACIOUS APARTMENT OVER 934 SQUARE FEET
- CLOSE TO SUTTON STATION & TOWN CENTRE
- 2 GOOD SIZED DOUBLE BEDROOMS
- FIRST FLOOR (NO LIFT)
- 2 RECEPTION ROOMS
- SEPARATE KITCHEN
- NEW GCH BOILER FITTED EARLY 2023
- ENTRYPHONE SECURITY
- LARGE GARAGE, STORE ROOM & DRIVEWAY
- LONG LEASE 123 YEARS REMAINING
- VIEWS OVER WELL KEPT COMMUNAL GARDENS
- ADDITIONAL PERMITS PARKING ON SITE & IN STREET
- SHARE OF THE MANAGEMENT COMPANY
- NO GROUND RENT
- RESIDENTS APPOINTED MANAGEMENT COMPANY
- NEAR MANY SUTTON HIGH SCHOOLS
- NO CHAIN SO MOVE IN IMMEDIATELY
- GAS CENTRAL HEATING
- EPC BAND C SO IDEAL RATING
- SUTTON COUNCIL TAX BAND C = £1925.49 PA
- SOLE AGENT. KEYS HELD



NO CHAIN.

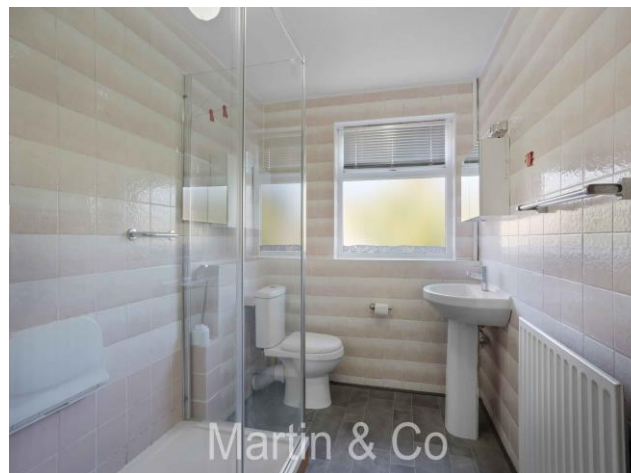
Spacious 2 BEDROOM double fronted FIRST FLOOR FLAT with 2 RECEPTION ROOMS, arranged over 943 square feet, in the popular 'Stanstead Manor' development' off St James Road.

Views over the well kept communal gardens, close to Sutton Station, many popular local Sutton schools & Sutton Town Centre.

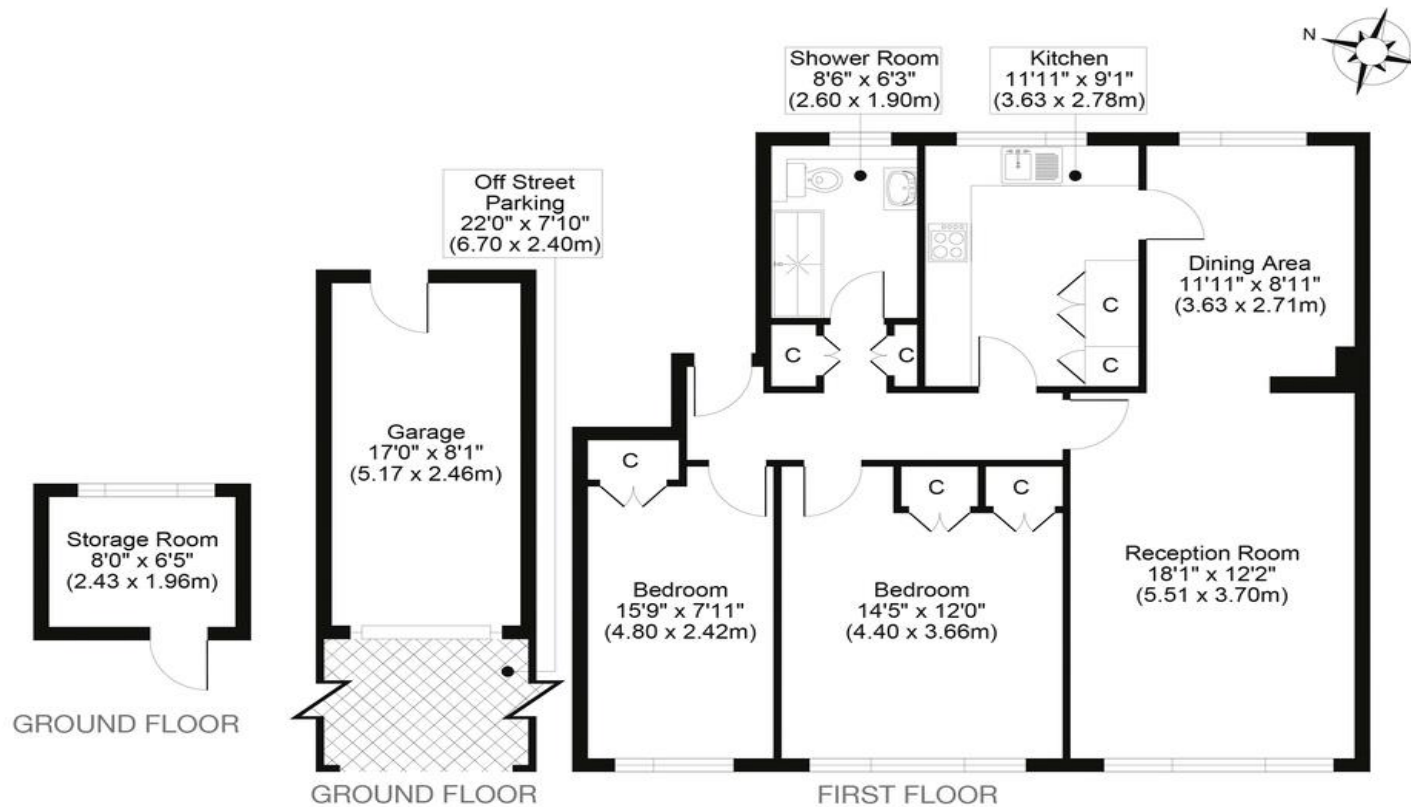
MOVE IN NOW with a LARGE PRIVATE GARAGE, SEPARATE STORE ROOM & A DRIVEWAY TO PARK ONE CAR.

Communal entrance with entry phone security, stairs to first floor (no lift). Entrance hall, storage cupboards, spacious living room, through to the dining room, separate kitchen, new boiler in February 2023, 2 DOUBLE BEDROOMS with built-in wardrobes and a family shower room. LONG LEASE 123 YEARS & SHARE OF THE MANAGEMENT COMPANY, so the managing agents are appointed by the residents. EPC BAND C ideal for landlords or as a family home.

SUTTON COUNCIL TAX Band C = £1,925.49 PA.  
VIEWING HIGHLY RECOMMENDED.  
KEYS HELD.



STANSTEAD MANOR, ST JAMES ROAD, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1080 SQ.FT (100 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 943 SQ.FT (88 SQ.M)



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.

optic  
 MEDIA  
 opticmedia.co.uk

## Martin & Co Sutton

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

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

**MARTIN&CO**

**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