

FOR SALE



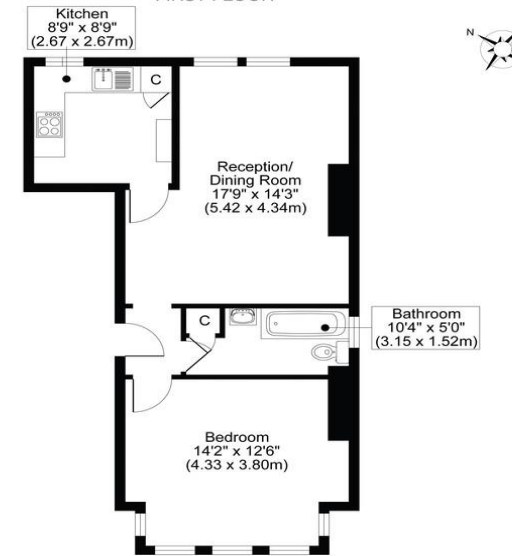
Albion Road, Sutton, SM2
Asking Price of £260,000 LH

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- SPACIOUS 1 BEDROOM FIRST FLOOR FLAT
- SHARED PARKING & LARGE COMMUNAL GARDENS
- TALL CEILINGS, GAS CENTRAL HEATING, DG WINDOWS
- WALKING DISTANCE TO SUTTON STATION
- NO CHAIN / WITH TENANTS OPTION
- EXTENDED LEASE TO 125 YEARS INCLUDED
- VIEWING HIGHLY RECOMMENDED

LEASE TO BE EXTENDED TO 125 YEARS AT THIS PRICE. (Currently 78 Years remaining). A spacious and well presented 1 bedroom first floor apartment within this detached property, set back in a residential street in the popular South Sutton area. Walking distance of Sutton Mainline Station & Sutton town Centre, the property is 550 sq. ft, more common in 2 bedroom flats and benefits from tall ceilings, shared parking & the use of the large Communal Gardens. Comprising an impressive living/dining room, separate fitted kitchen, larger double bedroom, modern bathroom, GCH & DG windows. Ideal for a First Time Buyer looking for a larger flat or as a BUY TO LET with existing tenants. Available with NO CHAIN. Must be seen internally, Viewing highly recommended. Sole Agent. EPC Band C. Sutton Council tax band C = £1,925.49 pa.

ALBION ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 550 SQ.FT (51 SQ.M)
FIRST 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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Martin & Co Sutton

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

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

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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

