

FOR SALE



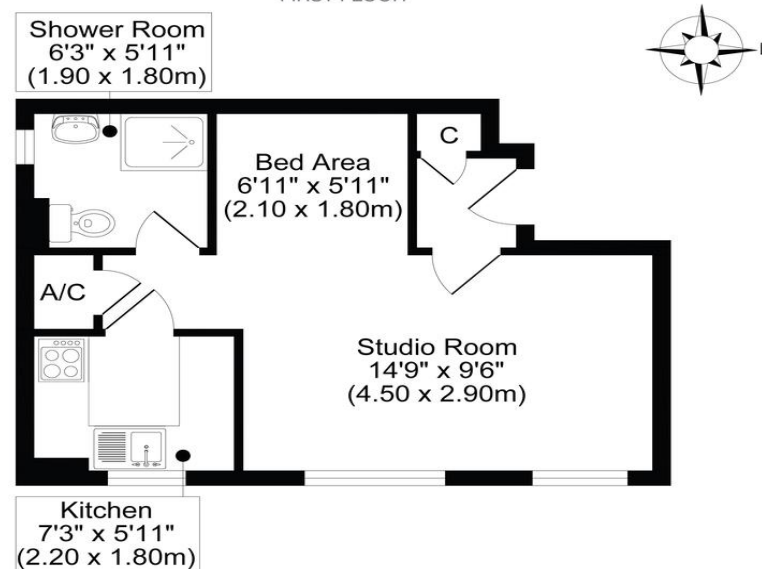
Chipstead Close, Sutton, SM2
Asking Price of £200,000 LH

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- FIRST FLOOR STUDIO FLAT
- SPACIOUS LIVING/DINING AREA
- BEDROOM AREA
- SEPARATE KITCHEN
- MODERN SHOWER ROOM
- SHARED PARKING & STREET PARKING
- NO CHAIN

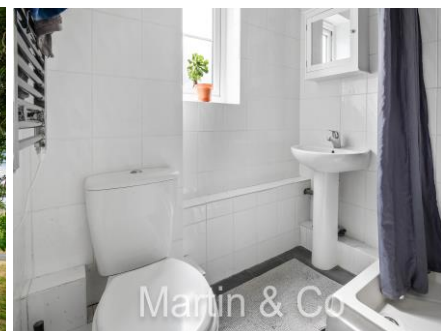
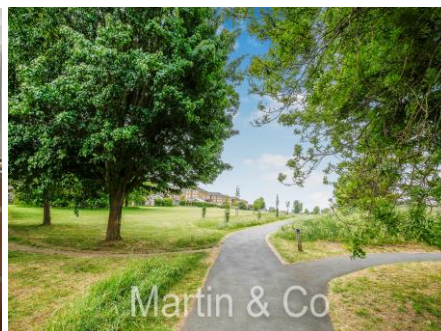
A good sized FIRST FLOOR STUDIO FLAT with a "BED AREA " in South Sutton, next to Overton Park, that feels more like a one bedroom. Suitable for a First Time Buyer (NO CHAIN) or for a Buy to Let Investor (Rents for £950 pcm) looking at a flat in this private development, which is set back in a quieter Cul-De-Sac. A bright and spacious with a STUDIO/ LOUNGE, BED AREA, SEPARATE KITCHEN and a MODERN SHOWER ROOM. Commutable to Sutton or Belmont Stations, 92 years lease remaining, ample street parking, plus the right to park 1 car in the shared parking available. Viewing Highly Recommended. EPC band D. Sutton Council tax Band B = £1,765.34 pa. Keys held. Sole Agent.

CHIPSTEAD CLOSE, SM2
TOTAL APPROX FLOOR PLAN AREA 323 SQ.FT (30 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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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