



5 Croft Court Prince Of Wales Road  
Sutton, SM1 3PD  
£260,000



## 5 Croft Court Prince Of Wales Road, Sutton, SM1 3PD

LONG LEASE!!! - Nestled on Prince of Wales Road, this charming two-bedroom apartment offers a delightful living experience on the borders of Sutton and Carshalton. Situated just 0.6 miles from Carshalton Mainline station, this first-floor purpose-built flat is perfect for those seeking convenience and comfort.

The property has been meticulously improved and maintained by the current owners, ensuring it is presented in excellent condition throughout. The spacious layout features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

One of the standout features of this apartment is the inclusion of a garage, providing secure parking for one vehicle, along with additional parking options available. The property also benefits from double glazing, enhancing energy efficiency and providing a peaceful living environment.

With its prime location and well-kept interiors, this apartment is a fantastic opportunity for anyone looking to settle in a vibrant community. We invite you to arrange a viewing to fully appreciate all that this lovely home has to offer. Don't miss out on the chance to make this property your own.

# 5 Croft Court Prince Of Wales Road Sutton, SM1 3PD

## Accommodation

### ENTRANCE HALL

Front door, built in cupboard, cupboard housing hot and cold water tanks, night storage heater, coved ceiling

### LIVING ROOM

Double glazed window, night storage heater, tv point, coved ceiling, power points.

### MODERN FITTED KITCHEN

Double glazed window, part tiled walls, stainless steel single drainer 1½ bowl inset sink unit with cupboard under, range of wall and base units with laminate worksurfaces, plumbed for washing machine, cooker hood, inset electric hob, fitted electric oven, space for fridge freezer, skirting lighting, over-counter lighting, power points.

### BEDROOM 1

Double glazed window, night storage heater, built in cupboard, coved ceiling, power points.

### BEDROOM 2

Double glazed window, deep built in cupboard, night storage heater, coved ceiling, power points.

### MODERN BATHROOM

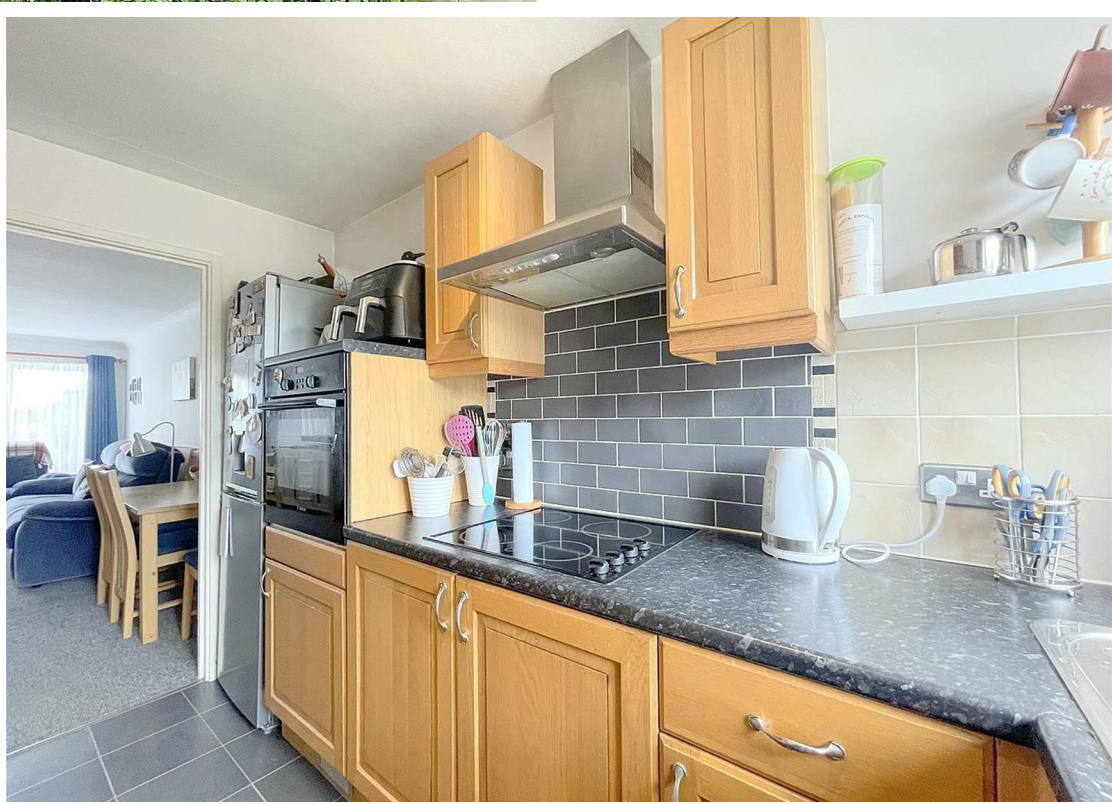
Double glazed obscure window, fully tiled walls, corner bath with mixer spray unit and over bath shower, pedestal hand basin, low level wc, heated towel rail.

### GARAGE

In block.

### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete





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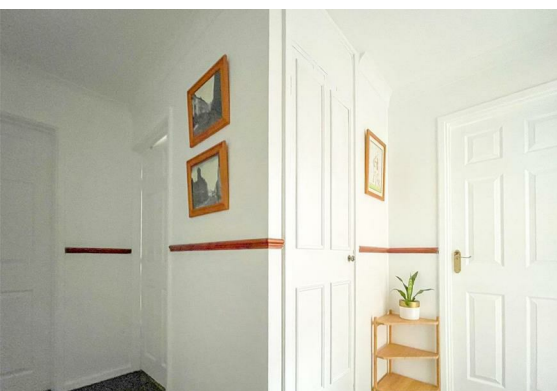
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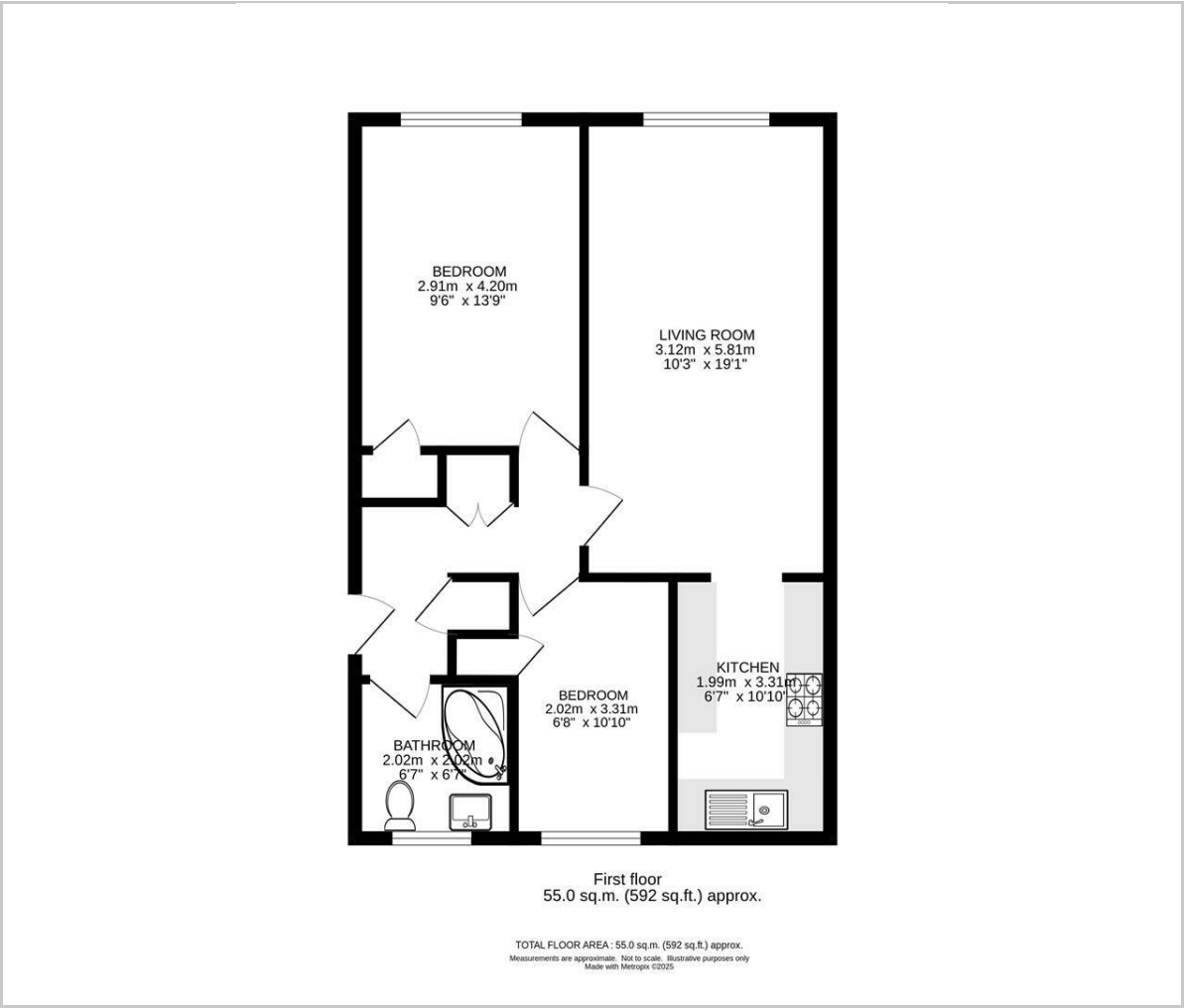
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Floor Plan



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the

Area Map



Energy Efficiency Graph

