



Flat 4 Holly Court, 66 Worcester Road, Sutton, SM2 6QB



Offers in excess of £250,000 **WH WATSON HOMES**
Estate Agents

*** NO ONWARD CHAIN!!! *** Located on the picturesque Worcester Road in Sutton, this delightful one-bedroom ground floor flat offers a perfect blend of comfort and convenience. Set within beautifully manicured grounds, the property features a private balcony, ideal for enjoying a morning coffee or unwinding after a long day.

The spacious layout of the apartment ensures ample room for relaxation and entertaining. The property benefits from a brand new lease.

Location is key, and this apartment does not disappoint. It is situated in a prime area, with excellent access to local schools, transport links, and a variety of amenities. Whether you are commuting to work or enjoying a leisurely weekend, everything you need is just a stone's throw away.

Additionally, the property includes a private allocated parking space and additional spaces for your visitors adding to the convenience of urban living. This flat is an exceptional opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Do not miss the chance to make this charming apartment your own.

Accommodation

Hallway:

Large hallway leading to lounge, kitchen, bedroom, and bathroom
Three large storage cupboards

Lounge:

Large rear-facing window with single door leading onto private balcony
Grey carpet
White walls with alcove at top near ceiling
Electric heating system (double unit, left side wall)

Kitchen:

White panelled cupboards with silver knobs
Space for washing machine
Built-in oven and hygiene hob
Cream tile backsplash
Rear-facing window
Laminated flooring

Bedroom:

Three-panel window to rear of property
Grey carpet
White walls with alcove at top of ceiling
Double storage cupboard
Electric heater (single unit, left side of wall)

Bathroom:

Grey speckled laminate flooring

Cream tile backsplash

Bath unit with two chrome single taps

Triton electric shower unit

Single WC

Ideal Standard sink with two chrome taps

Outside:

Allocated parking space

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



Floor Plans



Area Map



Energy Performance Graph

