



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



Offers in excess of £250,000



WATSON HOMES
Estate Agents

*** NO FORWARD 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

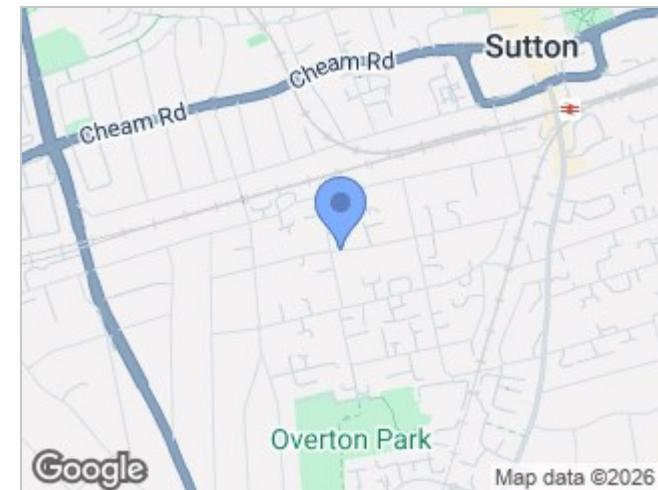
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Floor Plans



Area Map



Energy Performance Graph

