



Flat 40, Redruth House Grange Road, Sutton, SM2 6RU



£270,000

WH WATSON HOMES  
Estate Agents

## **Flat 40, Redruth House Grange Road, Sutton, SM2 6RU**

**NO CHAIN - SHARE OF FREEHOLD - GARAGE - BALCONY** - Located on the desirable Grange Road in Sutton, this charming first-floor apartment offers a perfect blend of comfort and modern living. With one spacious bedroom and a well-appointed bathroom, this purpose-built flat is ideal for individuals or couples seeking a tranquil retreat.

Upon entering, you will be greeted by a bright and airy reception room, which has been thoughtfully re-decorated throughout, providing a fresh and inviting atmosphere. The kitchen area is equipped with gas hob and electric cooker, making it a delightful space for culinary enthusiasts to prepare meals.

One of the standout features of this property is the brand new shower room, designed with contemporary fittings to enhance your daily routine.

For those with vehicles, the property offers a private garage and parking, a rare find in urban living. This apartment not only provides a comfortable home but also the practicality of easy access to local amenities and transport links.

In summary, this one-bedroom flat on Grange Road is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a peaceful setting. With its recent updates and thoughtful design, it is ready to welcome its new occupants. Don't miss the chance to make this delightful apartment your new home.

# Redruth House Grange Road

Sutton, SM2 6RU

## Accommodation

A spacious one bedroom apartment offering a separate bedroom, luxury of a private balcony. Offered with no ongoing chain.

Communal Entrance

Entrance Hall

Secure intercom system

Living Room

Radiator, new carpets, double glazed window and French doors leading out to private balcony.

Kitchen Area

Range of fitted kitchen units and drawers, part tiled walls, laminate worktop, inset stainless steel sink with chrome taps, integrated oven and gas hob, space for fridge freezer and washing machine, wood block flooring

Bedroom

Built-in wardrobes, radiator, new carpets, double glazed window to rear aspect

Bathroom

A modern three piece bathroom suite, fully tiled, comprising of WC, enclosed shower cubicle and vanity unit



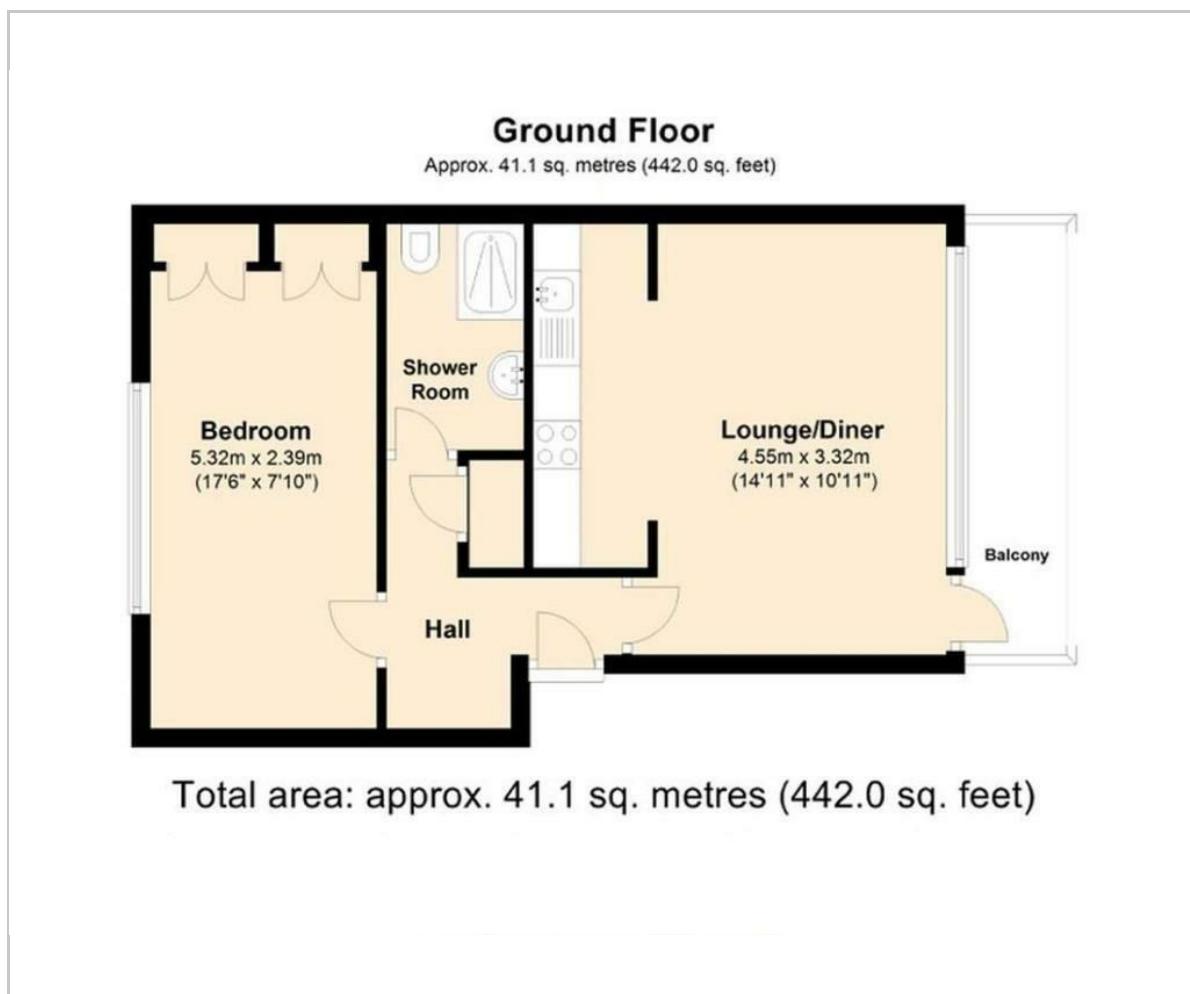


Garage en bloc and residents parking available and communal grounds

#### 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 Plan



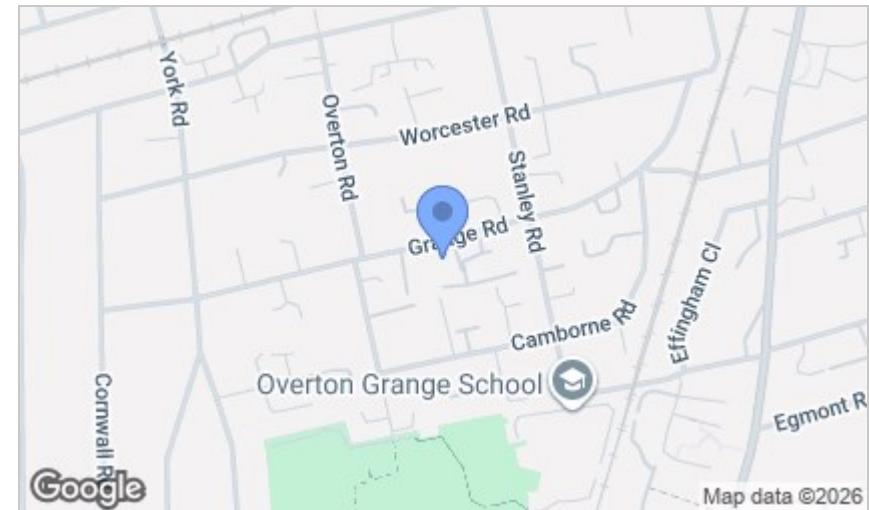
## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686  
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 property.

24 The Broadway, Cheam Village, Surrey, SM3 8AY  
Email: [cheam@watsonhomesproperty.com](mailto:cheam@watsonhomesproperty.com) Tel: 020 3196 1686  
[www.watsonhomesproperty.com](http://www.watsonhomesproperty.com)

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

