



CHRISTIES
THE SALES TEAM AT CENTRO

SOUTH SUTTON



A modern, well presented, ground floor 1 bedroom flat offering lounge with direct access to communal grounds, bedroom with built-in wardrobe, kitchen having plenty of storage units built in appliances, there is also allocated residents parking.

FLAT 3 KINSALE GRANGE, 57 LANGLEY PARK ROAD, SOUTH SUTTON, SM2 5GZ OFFERS IN THE REGION OF £270,000



Ideal for first time buyers!!

This modern, well presented, ground floor 1 bedroom flat is located within 0.5 miles of Sutton rail station offering both Southern and Thamelink services into London Victoria, London Bridge and St Pancras international.

The property benefits from direct access to communal gardens via the Lounge.

The bedroom has a built in wardrobe and the kitchen has plenty of storage units built in appliances.

There is also allocated residents parking.

The property is superbly located for the host of shops, restaurants, leisure facilities and schools that Sutton has to offer.

To arrange a viewing call our experienced sales team today



Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



GROUND FLOOR

LOUNGE 16' 4" x 10' 3" Max

(4.97m x 3.12m)

BEDROOM - 8' 10" x 8' 10"

(2.69m x 2.69m)

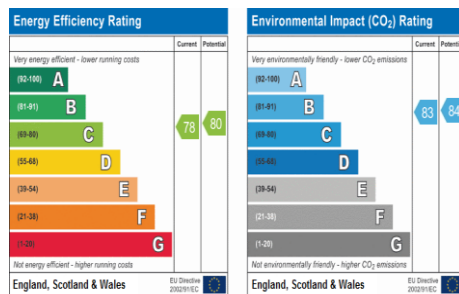
KITCHEN - 8' 10" x 8' 0"

(2.69m x 2.44m)

BATHROOM

OUTSIDE

COMMUNAL GARDENS
ALLOCATED RESIDENTS PARKING



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order and no guarantee as to their operability or efficiency can be given. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.

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