

FOLKLANDS

AVONDALE COURT, BRIGHTON ROAD, SUTTON

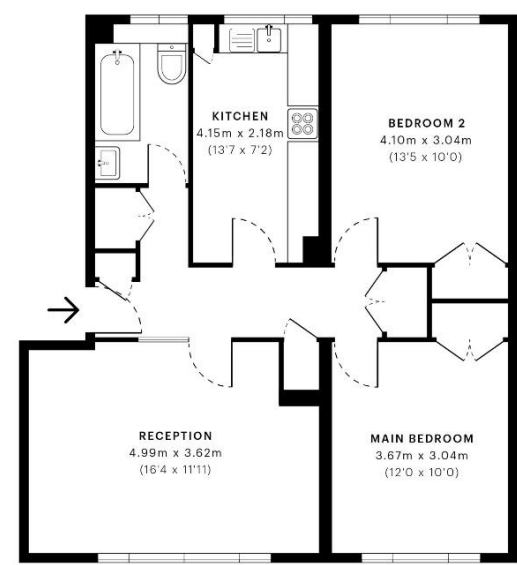
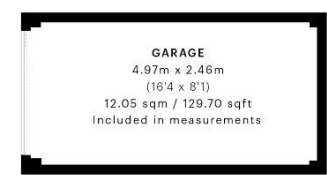
GUIDE PRICE £295,000













First Floor

 <small>GROSS INTERNAL AREA (GIA)</small> <small>The interior of the property</small> 81.07 sqm / 872.63 sqft	 <small>NET INTERNAL AREA (NIA)</small> <small>Excludes walls and fixtures in common</small> <small>includes walkways, stairs and fixed built-in</small> 64.70 sqm / 698.42 sqft	 <small>EXTERNAL STRUCTURAL FEATURES</small> <small>External, internal, vertical etc.</small> 0.00 sqm / 0.00 sqft	 <small>FITTED CARPET FLOOR (FCF)</small> <small>Unfitted carpet area under 15mm</small> 0.00 sqm / 0.00 sqft
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		<p>Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p>	<p>IPMS 10 RESIDENTIAL - GLEZ (sqm) 81.07 sqm IPMS 10 RESIDENTIAL - GLEZ (sqft) 872.63 sqft</p> <p>SPEC ID: 563ca20d16636b50dc61899bd</p>
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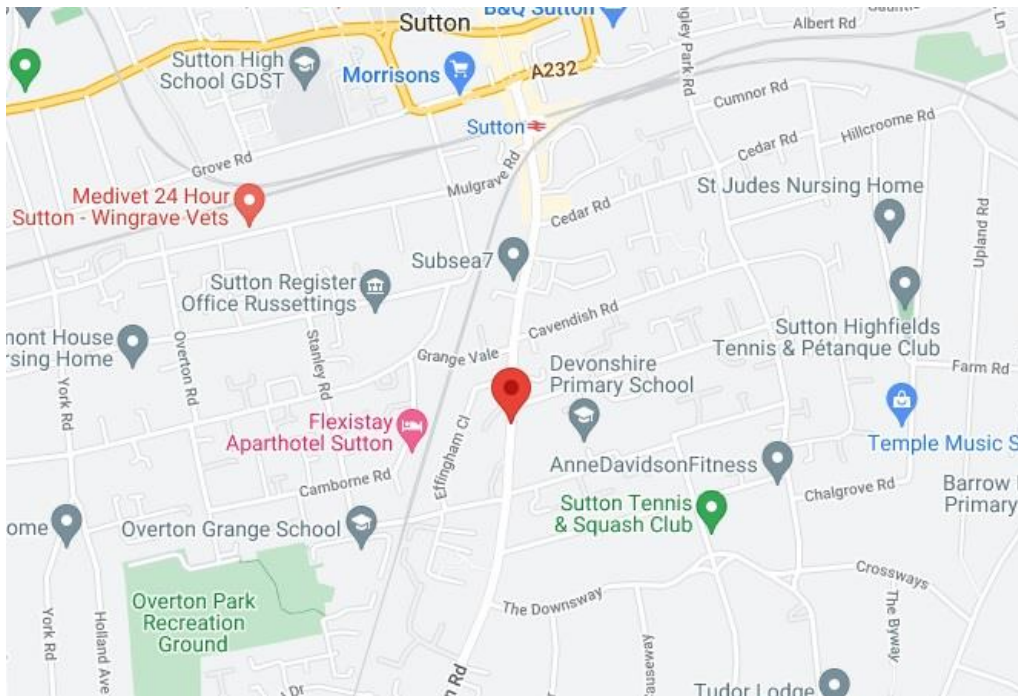
- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR APARTMENT
- ❖ GARAGE EN-BLOC
- ❖ SHARE OF FREEHOLD AND LONG LEASE
- ❖ WELL-MAINTAINED DEVELOPMENT
- ❖ 0.4 MILES FROM SUTTON MAINLINE STATION
- ❖ RESIDENTS PARKING (FIRST COME FIRST SERVED)
- ❖ SCOPE TO RENOVATE
- ❖ CHAIN FREE
- ❖ EPC EER D

**** Chain Free ** Scope to Renovate **** A spacious two double bedroom first floor apartment, situated within this well-maintained development, conveniently located only 0.4 miles from Sutton mainline train station and 0.8 miles from Belmont train station.

This bright and spacious property is offered to the market as chain free; it boasts a share of freehold, a newly extended lease, and has a garage en-bloc. Additionally, residents have access to a number of off-road parking bays (First come first served) and there are beautifully maintained grounds to enjoy too.

The accommodation comprises two double bedrooms each with a large built-in wardrobe cupboard, a 16'4 lounge/dining room, a large separate kitchen, ample hallway storage cupboards, and a three-piece bathroom suite.

Furthermore, this property sits moments away from Sutton town centre with its vast array of shops, bars & restaurants; and is nearby to several local bus routes and a number of local parks and green spaces. In our opinion, this property would make an excellent first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		