



  
HENLEY HOMES

Flat 15, 38 Kingswood Drive  
South Sutton | Surrey SM2 5NB |

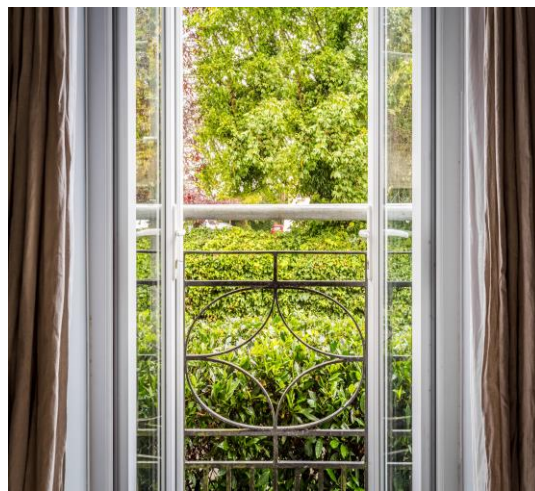




This immaculately presented ground floor luxury one bedroom apartment is being offered to the market with no onward chain. Belmont Heights is conveniently situated within walking distance to both Belmont village and Sutton Town Centre. Belmont train station and Sutton mainline rail station are a short walk away. The 'new' Harris Academy and Avenue Primary Academy are both also within walking distance. The accommodation comprises of a double bedroom, spacious sitting room, kitchen, and bathroom. Further benefits include gas central heating, double glazing and an allocated parking space. Viewing is strongly recommended.







**Bedroom** 12' 8" x 9' 0" (3.86m x 2.74m)

Rear Aspect.

**Sitting Room** 14' 2" x 13' 9" (4.31m x 4.19m)

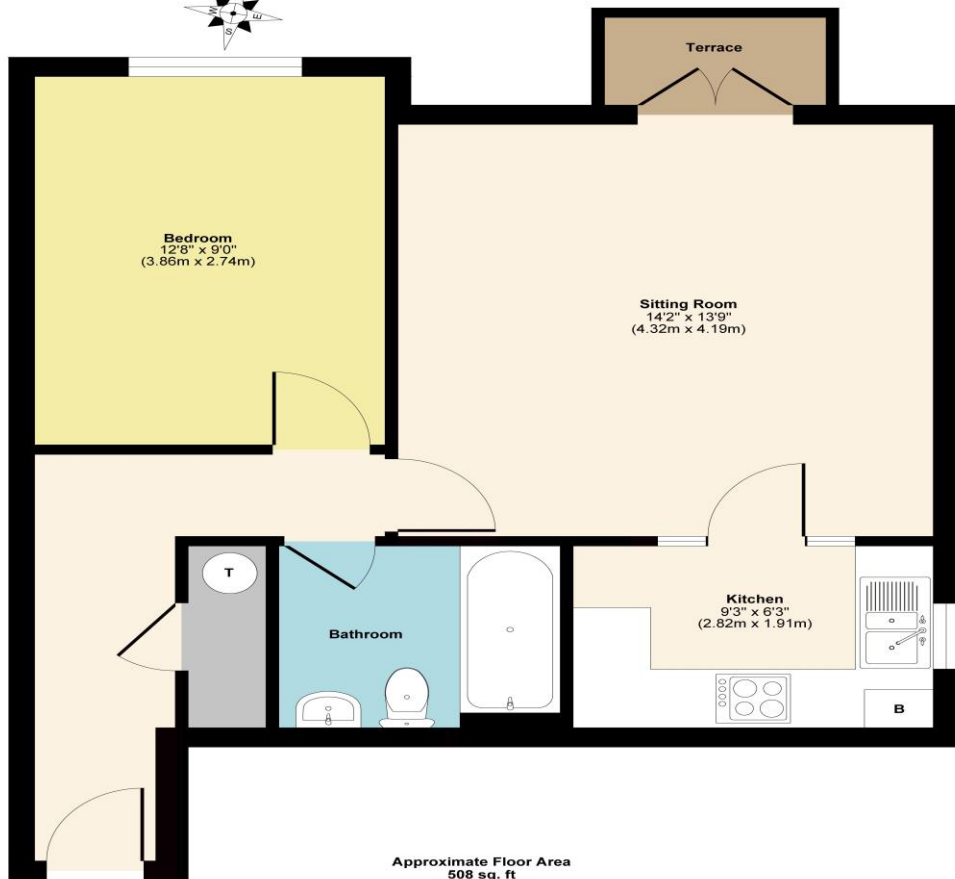
Rear aspect, with patio doors opening onto a Juliette balcony.

**Kitchen** 9' 3" x 6' 3" (2.82m x 1.90m)

Side aspect, part ceramic tiled walls and ceramic tiled floor, electric hob with extractor hood, space for washing machine and fridge freezer.

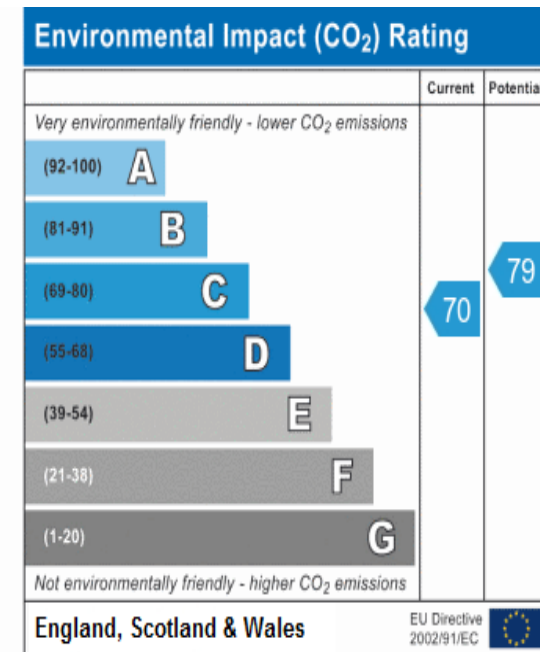
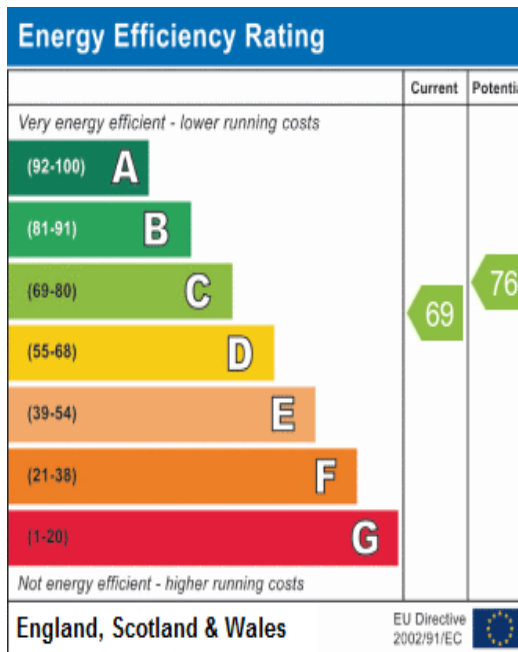
**Bathroom**

Part ceramic tiled walls, wood effect laminate flooring, panelled bath with shower attachment, low level WC, wash hand basin on pedestal.



Approximate Floor Area  
508 sq. ft  
(47.19 sq. m)

Approx. Gross Internal Floor Area 508 sq. ft / 47.19 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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