

**AUTUMN DRIVE, SUTTON, SM2**

**£280,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT  
FEATURING RESIDENT'S PARKING AND LOFT SPACE SITUATED  
CLOSE TO SUTTON TOWN CENTRE AND BELMONT VILLAGE**

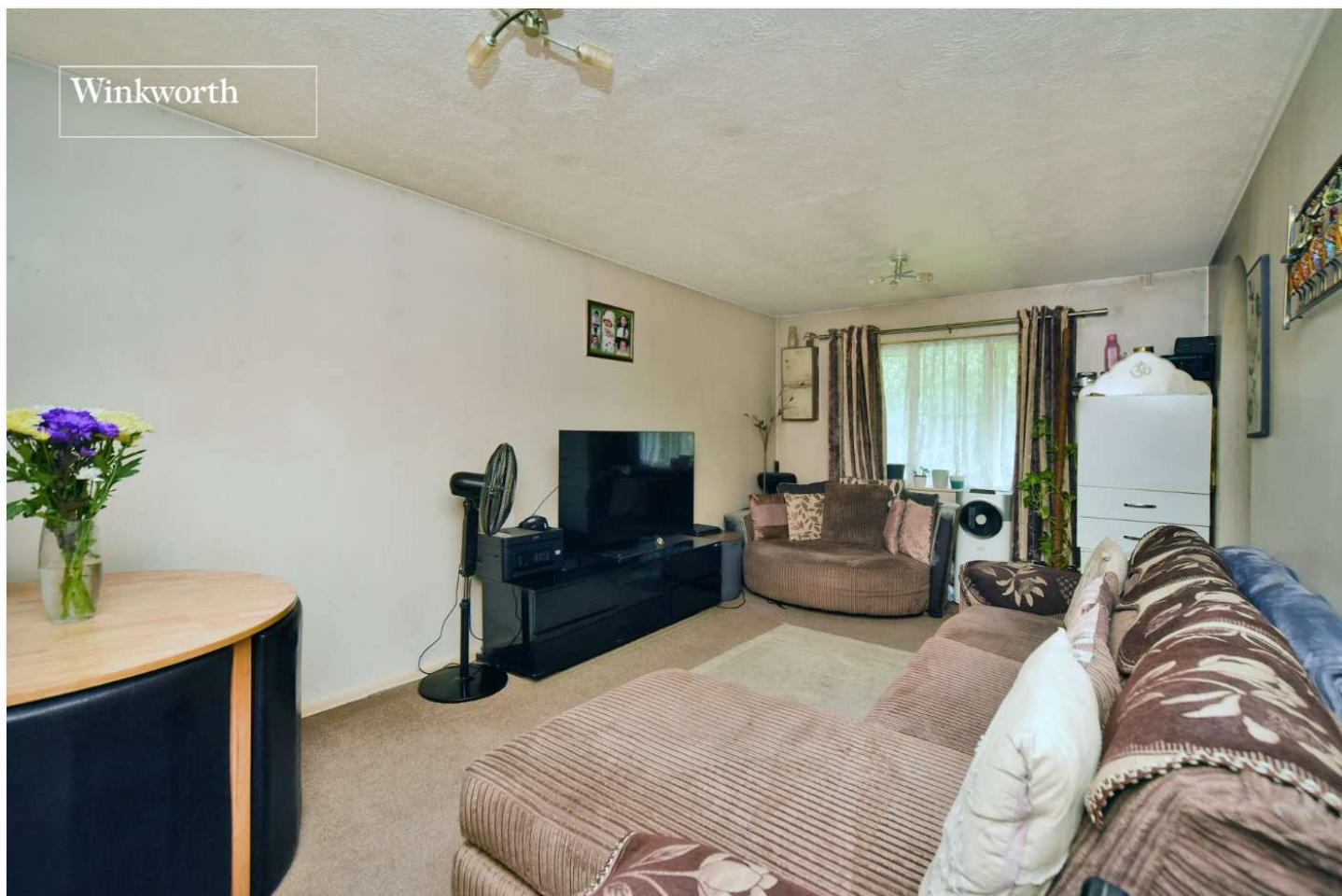
**Winkworth**

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## AT A GLANCE

- Second Floor Flat
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- Resident's Parking
- Useful Loft Space
- Well-Kept Shared Gardens
- Close to Well-Regarded Schools

## DESCRIPTION

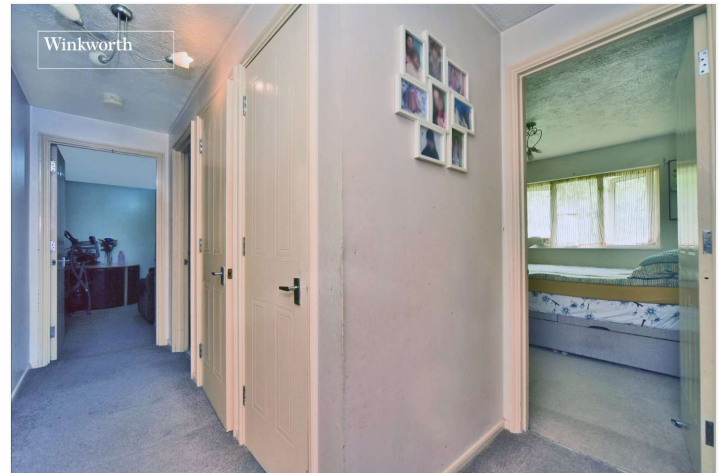
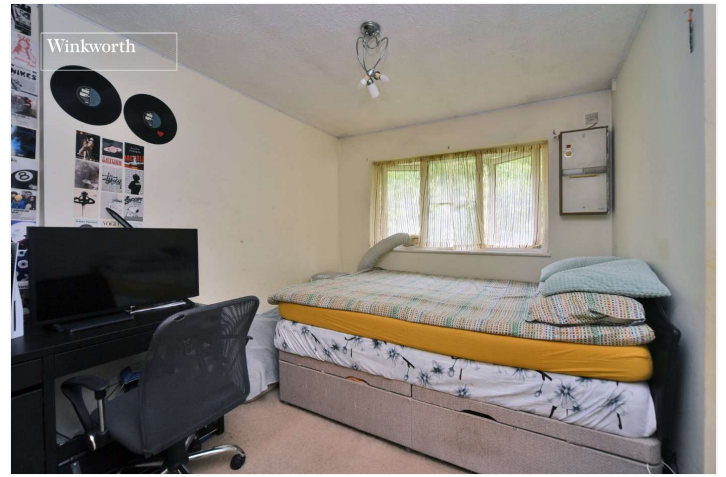
A well-presented second floor apartment featuring resident's parking and useful loft space, situated within easy reach of Belmont Village and Sutton town centre, both offering an array of shops, restaurants and amenities.

Commuters will have the benefit of fast and frequent transport links at Sutton train station and Belmont train station, as well as a variety of bus routes towards Epsom, Kingston and Morden. Numerous well-regarded schools are close by including Harris Academy, Avenue Primary Academy and Sutton High School GDST.

The accommodation comprises a spacious reception room with space for dining table and chairs, a modern fitted kitchen, two double bedrooms both featuring fitted wardrobes, the family bathroom/WC and storage cupboards/loft space.

Other benefits include a secure entry phone system, well-kept shared gardens and a resident's parking space.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 17'7" x 13' max (5.36m x 3.96m max)

**Kitchen** - 7'10" x 7'1" max (2.4m x 2.16m max)

**Bedroom** - 13'4" x 8'4" max (4.06m x 2.54m max)

**Bedroom** - 10' x 8'6" max (3.05m x 2.6m max)

**Bathroom** - 6'10" x 5'7" max (2.08m x 1.7m max)

INTERNAL FLOOR AREA (APPROX.) 603 sq ft/ 56.0 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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