



AUTUMN DRIVE, SUTTON, SM2
£255,000 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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See things differently



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)

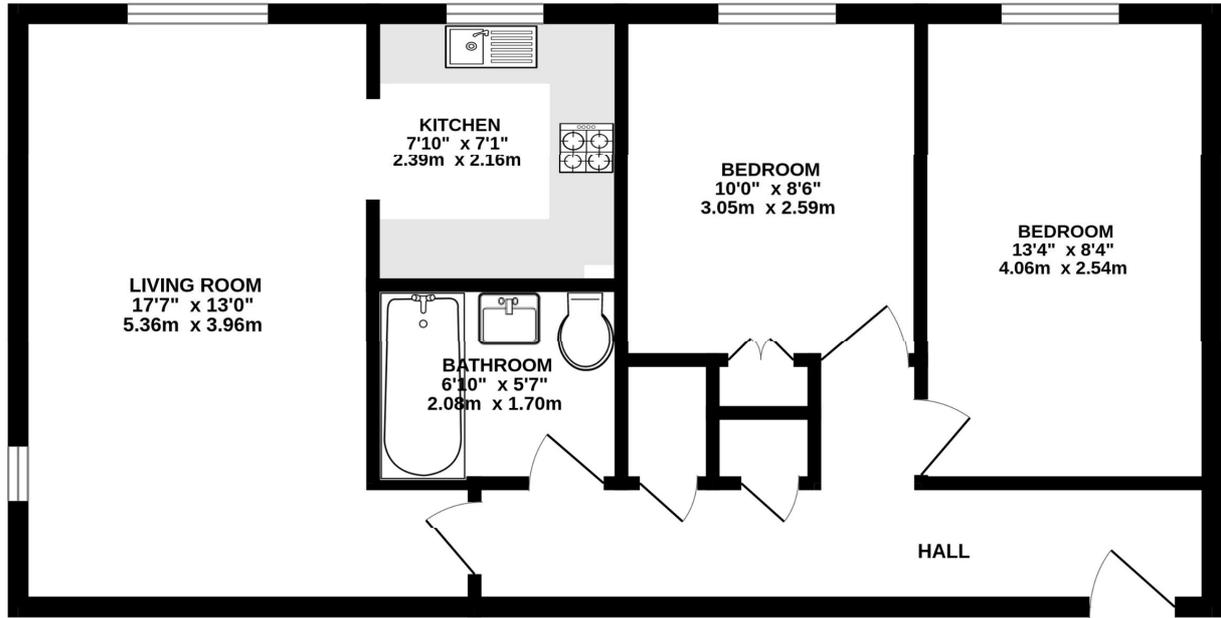
Kitchen - 7'10" x 7'1" max (2.4m x 2.16m max)

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)

Autumn Drive, Sutton SM2 5BD
INTERNAL FLOOR AREA (APPROX.) 603 sq ft/ 56.0 sq m



SECOND FLOOR FLAT

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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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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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