

CHANCTONBURY GARDENS, SUTTON, SM2
£245,000 LEASEHOLD

A REFURBISHED ONE BEDROOM FIRST FLOOR FLAT
WITHIN EASY REACH OF TRAINS INTO LONDON

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- First Floor
- One Double Bedroom
- Spacious Living/Dining Room
- Separate Kitchen
- Modern Bathroom
- Shower Room/WC
- Resident's Permit Parking
- Shared Gardens
- Under a mile from Sutton Station
- Local Buses to Heathrow

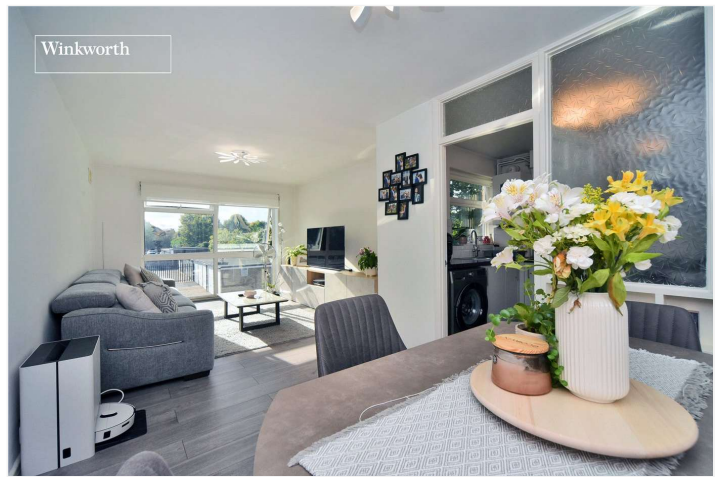
DESCRIPTION

A first floor apartment refurbished by the current owner and featuring a good sized double bedroom, large reception room with separate zones for seating and dining, a separate fitted kitchen and a location under a mile from Sutton train station. The town centre offers many amenities including a wide choice of shops and restaurants, cinema, gyms and bus services towards Croydon and Heathrow.

The accommodation comprises a good sized living/dining room with a large picture window providing lots of natural light, a separate modern fitted kitchen, a double bedroom with space for wardrobes and a fully tiled bathroom with double sized shower cubicle, wc and hand basin.

Externally, the development is surrounded by shared gardens and the flat benefits from resident's permit parking.

The vendor has confirmed that the lease has approx. 94 years to run, the ground rent is £10 per annum and the service charge is £1,418.40 per annum paid quarterly at £354.60. Please verify this information with your conveyancer.



ACCOMMODATION

Entrance Hall

Living Room - 12'9" x 11' max (3.89m x 3.35m max)

Dining Area - 9'10" x 8'5" max (3m x 2.57m max)

Kitchen - 9'10" x 7'2" max (3m x 2.18m max)

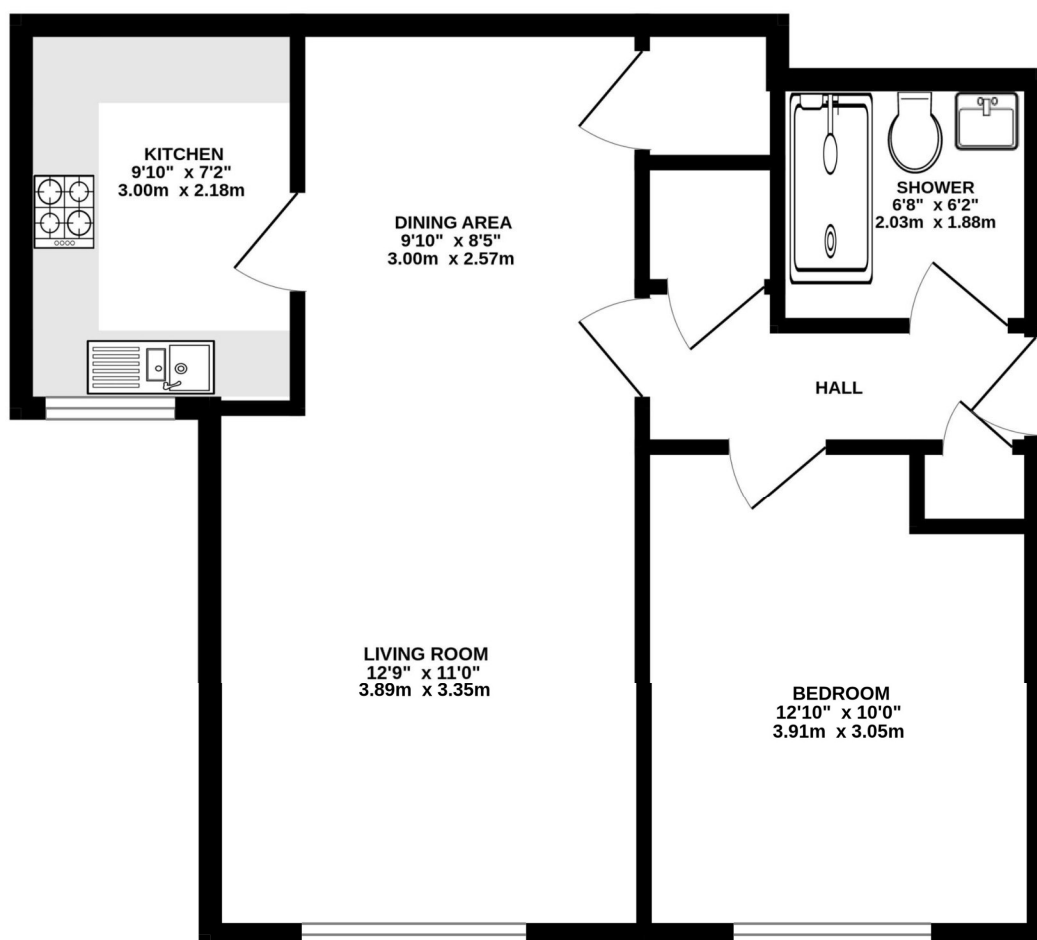
Bedroom - 12'10" x 10' max (3.9m x 3.05m max)

Shower Room/WC

Resident's Parking



Chanctonbury Gardens, Sutton SM2 6RG
INTERNAL FLOOR AREA (APPROX.) 530 sq ft/ 49.2 sq m



FIRST FLOOR FLAT

Winkworth

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. Made with Metropix © 2025.

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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth