

Flat 6 Langley Court, 43 Langley Park Road, Sutton, Surrey, SM2 5EW
Offers in Excess of £375,000

A superb and substantial two bedroom converted first floor apartment offering sizable accommodation, including a large lounge area, two double bedrooms and a modern kitchen and bathroom, the property is ideally located in a sought after road, within walking distance of Sutton town centre and train station, as well as performing schools.



***Long Lease *Period Features
*Parking
*Communal Gardens and Cellar**

Front Door to:

Entrance Hall

Reception Room - 16' 4" x 15' 10" (4.97m x 4.82m)

Kitchen - 15' 11" x 4' 6" (4.85m x 1.37m)

Bedroom One - 15' 2" x 15' 0" (4.62m x 4.57m)

Bedroom Two - 15' 0" x 9' 0" (4.57m x 2.74m)

Family Bathroom

Outside:

Communal Gardens

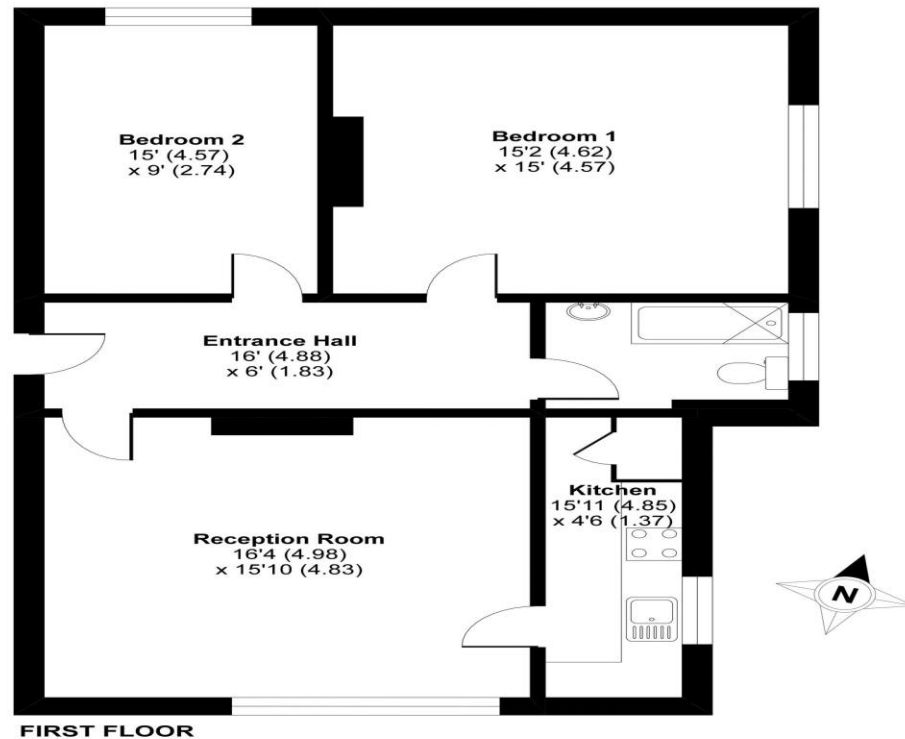
Off Road Parking



Langley Park Road, Sutton, SM2

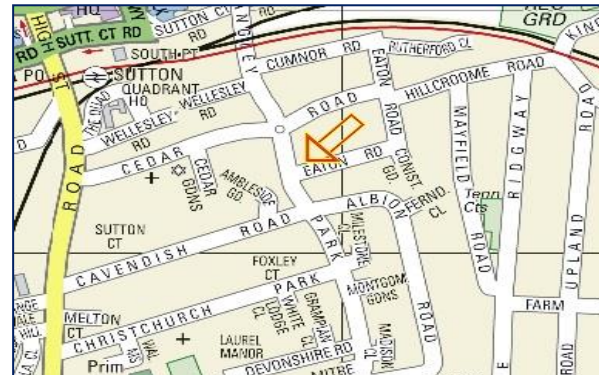
Approximate Area = 873 sq ft / 81.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Cromwells Estate Agents. REF: 671915

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	79 C
39-54	E		
21-38	F		
1-20	G		



Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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