

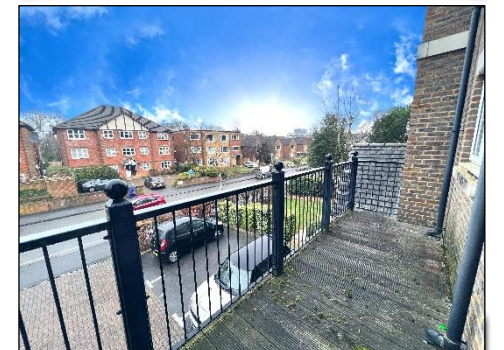


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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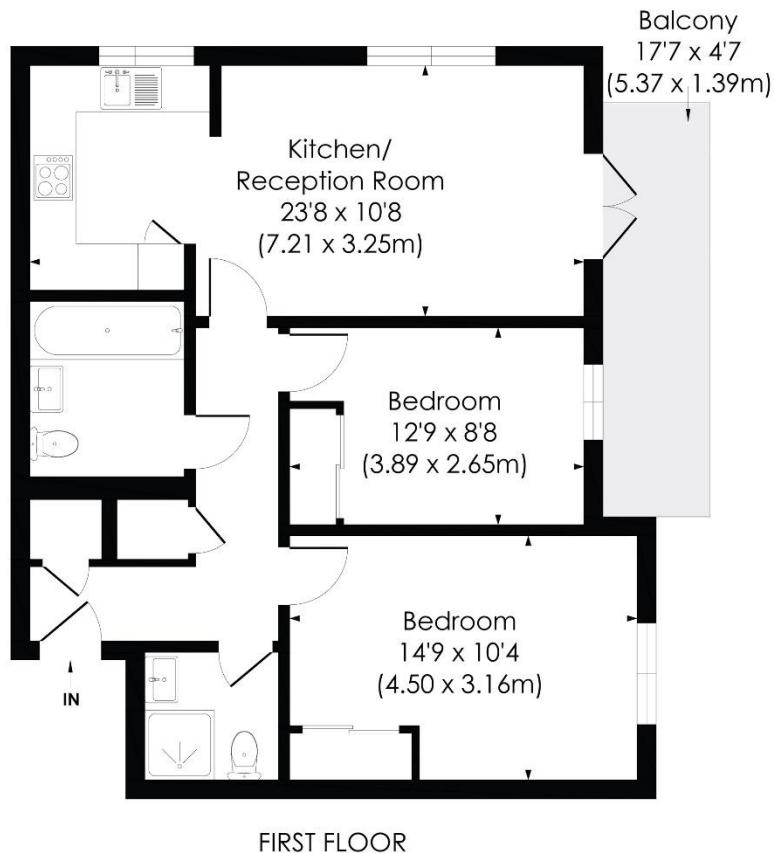


On instructions from

VICTORIA COURT, SM2

Approx. Gross Internal Floor Area

724 Sq. ft/67.26 Sq. m



£310,000 Leasehold

A two double bedroom first floor with two bathrooms (one en suite) offered For Sale in this sought after modern development just a few minutes' walk to Sutton mainline station and comprehensive shopping facilities. The flat offers a reception room, modern fitted kitchen with built in appliances, two bedrooms, bathroom & en suite shower room and externally there are communal gardens and off-street parking. The private balcony is a great feature of the flat and ideal for taking tea on a lazy Spring afternoon.

- LARGE PRIVATE BALCONY
- JUST MINUTES FROM SUTTON STATION
- Two bedrooms
- Two bathrooms (one en suite)
- Dual aspect reception room
- Modern fitted kitchen
- Laminate wood floors
- Double glazed windows
- Reserved parking
- Council Tax Band D - Sutton