



Summary:

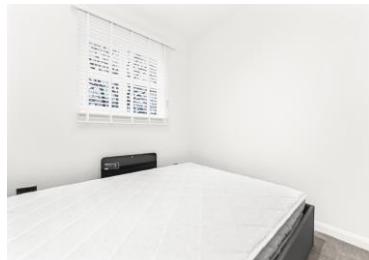
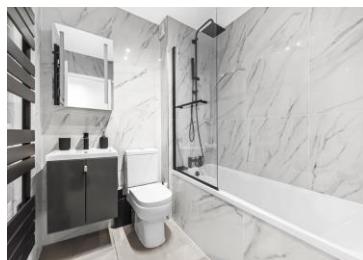
Ivy Gate are pleased to present this newly refurbished one double bedroom apartment in Central Sutton. Featuring a brand-new integrated kitchen with dishwasher, washer/dryer, fridge freezer, stone worktops and oak herringbone flooring, brand new bathroom with rain shower and illuminated mirror cabinet, double bedroom with fitted wardrobe and king size storage bed and large living room with sofa bed and TV media unit included. The property is available immediately and offered with the additional benefit of private allocated parking within the rear grounds. Ashdown Court is a well-maintained modern development of apartments located close to Sutton High Street, Station and all of its extensive amenities. Ideal for a commuter, this flat is suitable for single person or couple only.

One Bedroom Flat

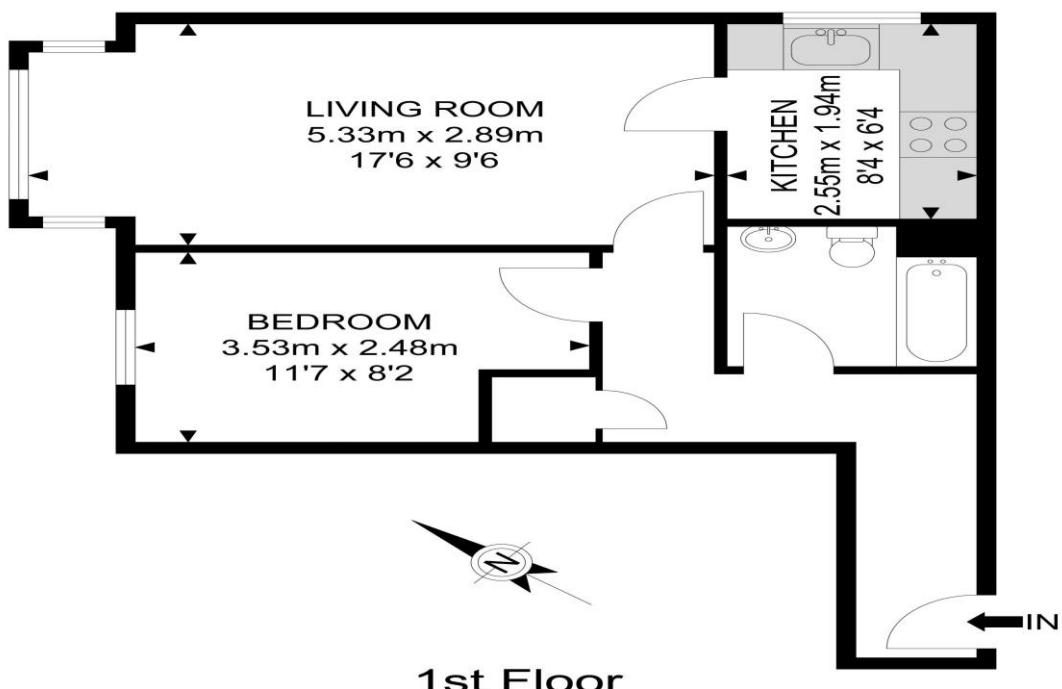
Modern Kitchen & Bathroom

Furnished

Allocated Parking



Ashdown Court



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 432.70 SQ FT / 40.20 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Tenure:

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.