

The PERSONAL Agent

# Flat 1, 88A Epsom Road, Sutton

£300,000

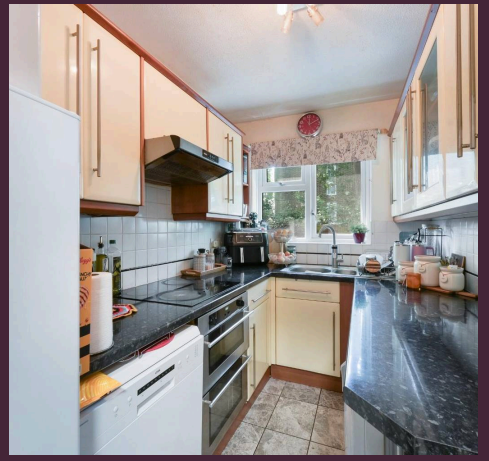
88A Epsom Road, Sutton

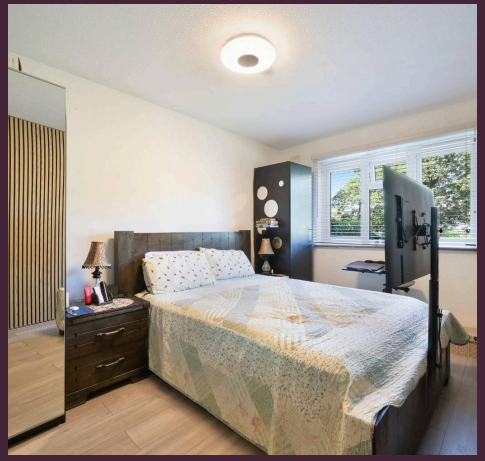
- Contemporary bathroom suite
- Bright and well balanced accommodation throughout
- Ideal first time buy or investment purchase
- Spacious 16ft living room
- Flexible second bedroom/home office space
- Easy access to transport links and nearby stations
- Well presented ground floor flat
- Modern fitted kitchen
- Two spacious bedrooms
- Convenient location close to local amenities

The Personal Agent are delighted to welcome to the market this well presented and spacious ground floor flat, conveniently positioned close to local amenities and transport links.





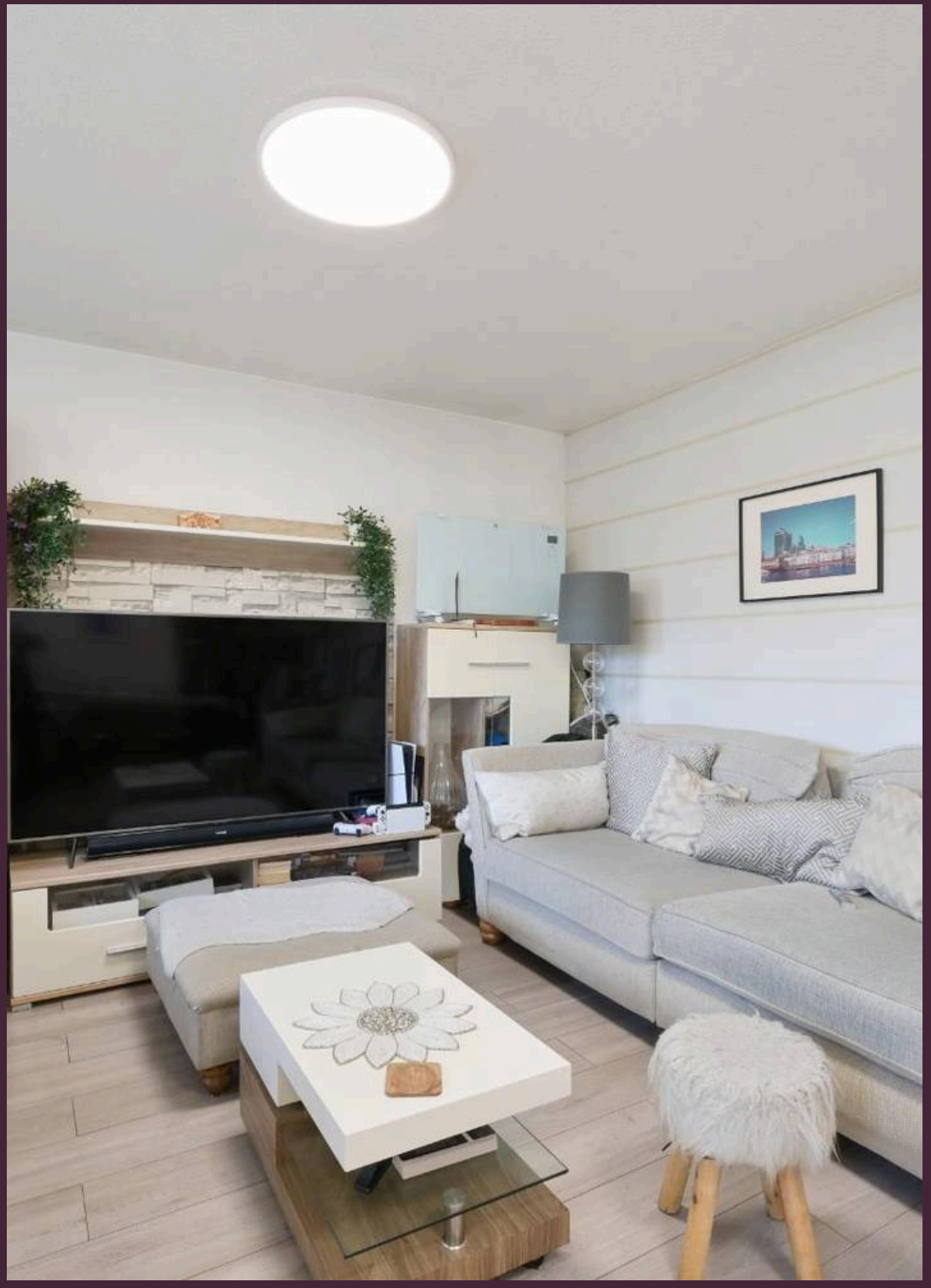






**Description**

The property offers well balanced accommodation throughout, comprising a generous living room measuring over 16ft in length, a fitted kitchen, two bedrooms, and a modern bathroom suite. The principal bedroom is a particularly good size, whilst the second bedroom offers flexibility for use as a guest room, nursery, or home office depending on a buyer's needs. Presented in good condition throughout, this property would make an ideal first time purchase, investment, or downsize opportunity for those seeking convenient single level living in a highly practical location.



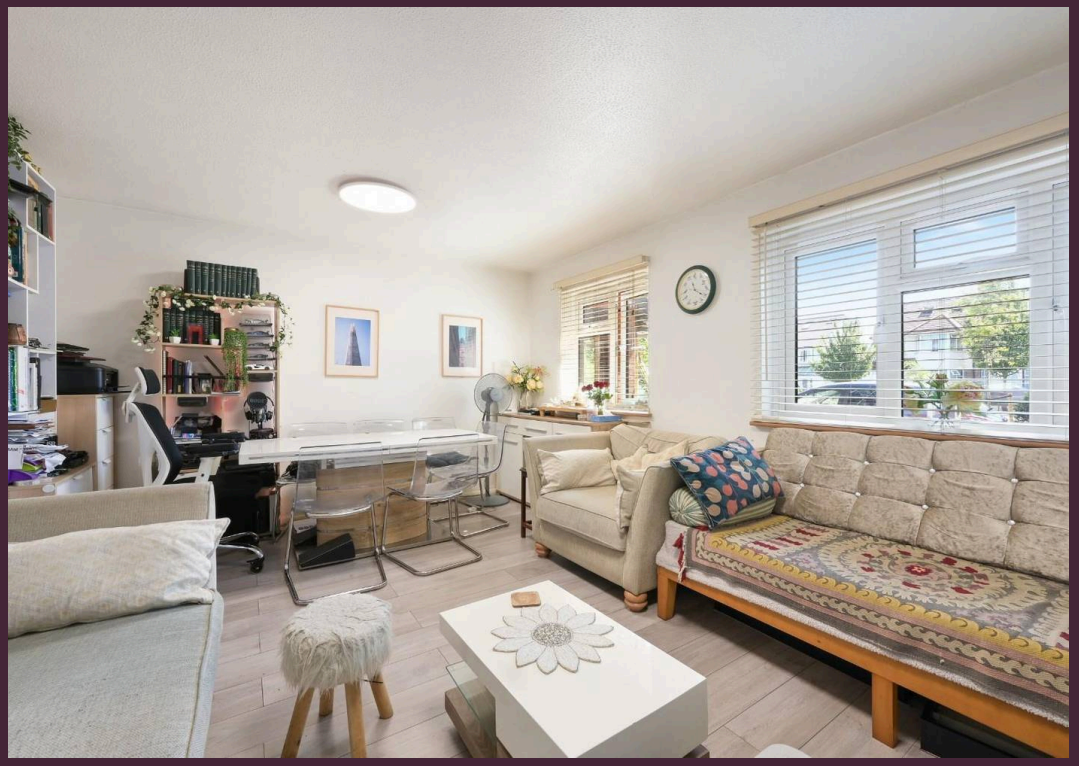
The property is ideally located for everyday convenience, with a bus stop just a 2 minute walk away, providing easy local connections. A GP surgery is situated directly opposite, making healthcare access exceptionally convenient. Residents will also benefit from a pharmacy and an Asda supermarket both within a 5 minute walk, perfect for day to day essentials. For commuters, Morden Underground Station is just a short 5 minute bus ride away, offering direct links into Central London via the Northern Line. The area is also well served by a selection of highly regarded local schools, making it an attractive option for families. There are both primary and secondary schools within easy reach, many of which are known for their strong reputations and Ofsted ratings, providing excellent educational options nearby. PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

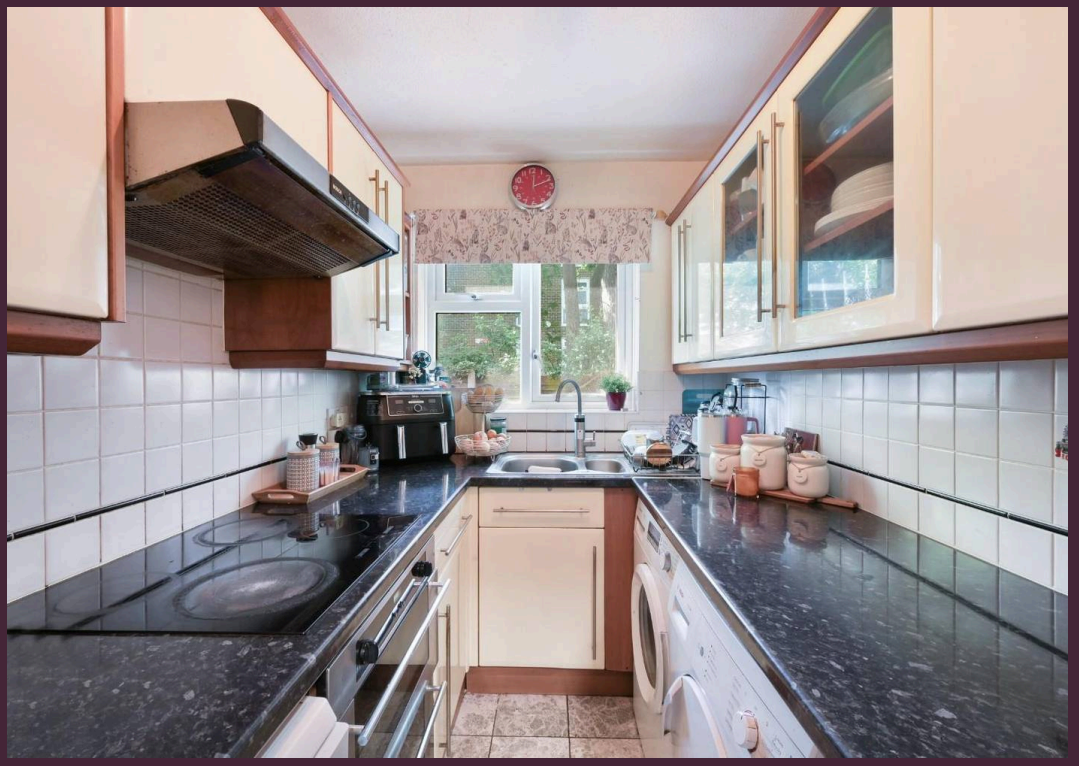
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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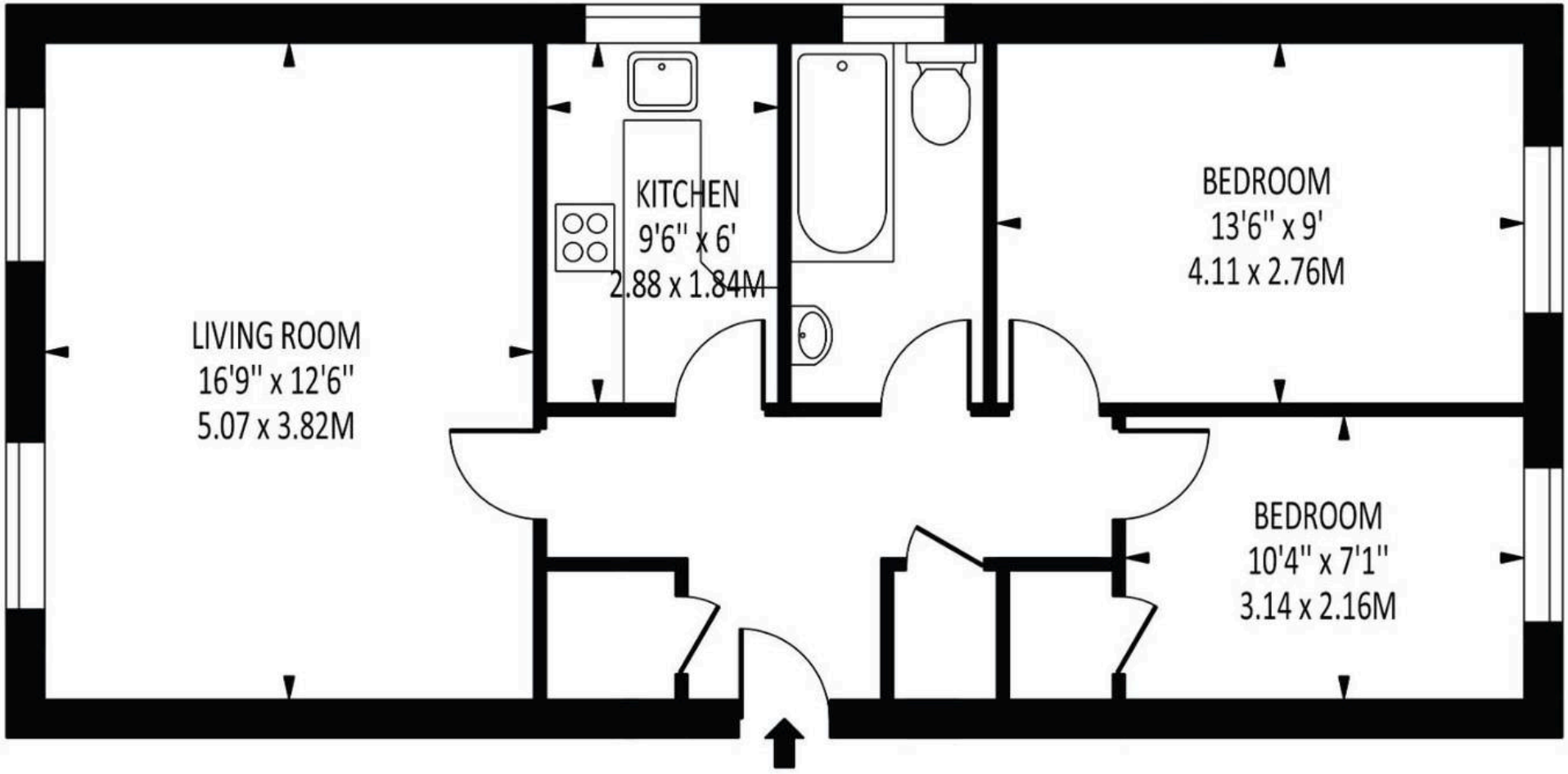
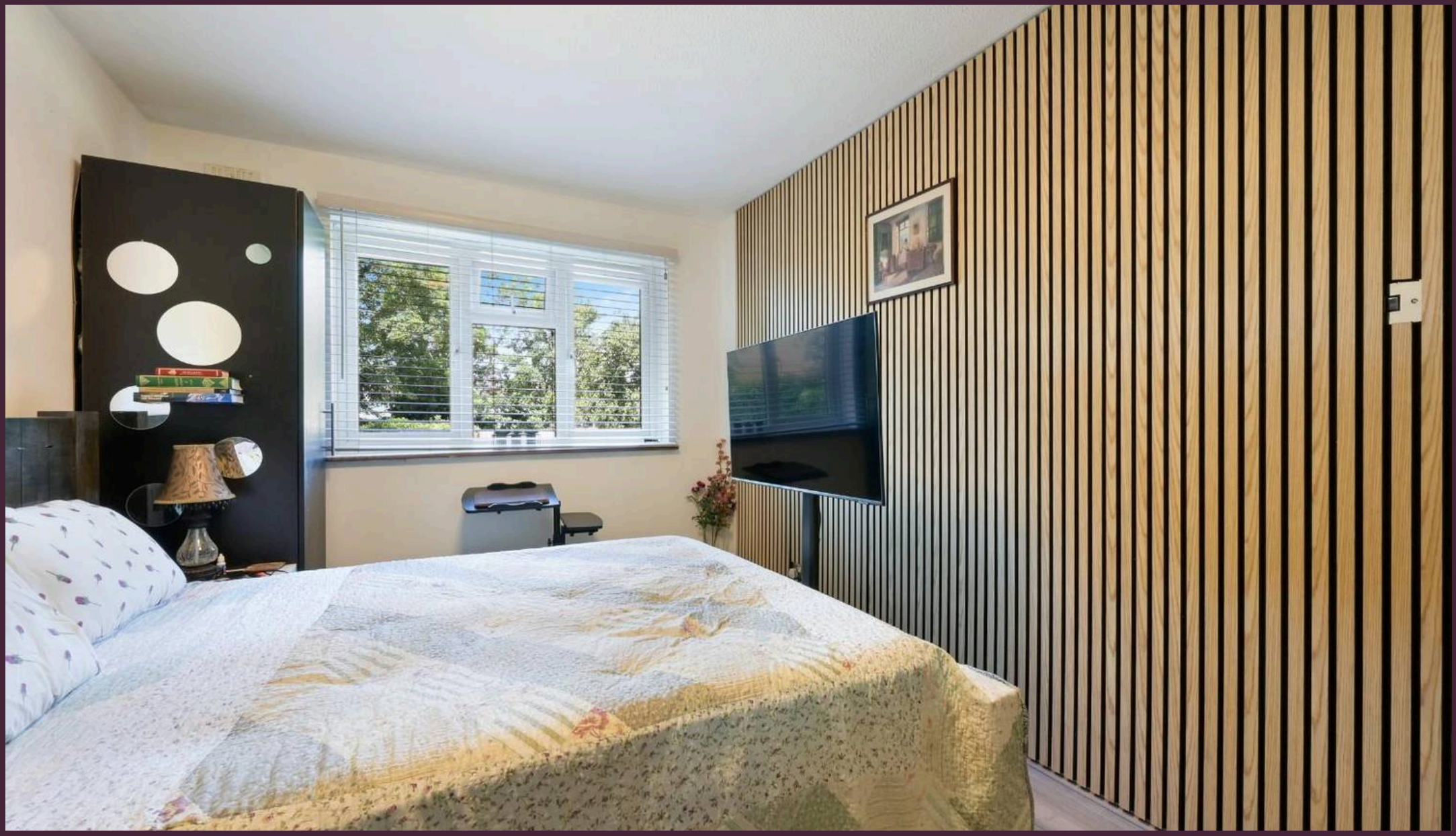
# Epsom Road

Total Area: 633 SQ FT • 58.81 SQ M




GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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