

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



WELLESLEY ROAD, SUTTON, SM2

- SECURE GATED DEVELOPMENT WITH ALLOCATED PARKING
- RECENTLY REDECORATED WITH NEW FLOORING THROUGHOUT
- CHAIN FREE AND READY FOR IMMEDIATE OCCUPATION
- BEAUTIFULLY REFURBISHED ONE-BEDROOM GROUND FLOOR APARTMENT
- SECURE GATED DEVELOPMENT WITH ALLOCATED PARKING AND VISITOR SPACES
- APPROX. 500 SQ FT OF BRIGHT, WELL-PROPORTIONED ACCOMMODATION

£275,000
LEASEHOLD - SHARE OF FREEHOLD

WELLESLEY ROAD, SUTTON, SM2



WELLESLEY ROAD, SUTTON, SM2



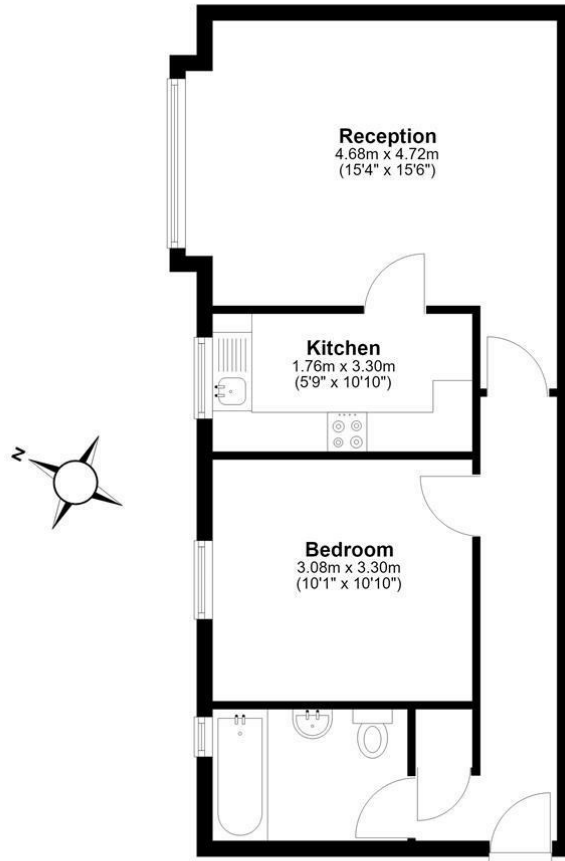
WELLESLEY ROAD, SUTTON, SM2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 46.5 sq. metres (500.8 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

C. James & Co are delighted to offer this beautifully refurbished one-bedroom ground floor apartment, set within a well-maintained gated development on the sought-after Wellesley Road in Sutton.

Offering approximately 500 sq ft of well-planned accommodation, the property has recently been redecorated throughout and benefits from new flooring, creating a stylish home that is ready to move straight into. The accommodation comprises a spacious living/dining room, separate kitchen, generous double bedroom, modern bathroom and entrance hall with useful storage.

The development is accessed via secure electric gates with an intercom entry system, while the property also benefits from an allocated parking space and additional visitor parking. Attractive communal gardens and communal areas are professionally maintained as part of the service charge.

A particular highlight is the exceptionally long lease of approximately 982 years, together with a share of the freehold and no ground rent, providing excellent long-term value. The development is resident-managed, helping to keep the current service charge to approximately £700 per annum.

Conveniently located within easy reach of Sutton town centre, excellent transport links and local amenities, this property is an ideal first-time purchase, downsizer or buy-to-let investment.

Tenure: Share of Freehold
Lease: Approx. 982 years remaining
Ground Rent: Nil
Service Charge: Approx. £700 per annum (£350 payable every six months)
Council Tax: Sutton Council Tax Band C

Please note: Some marketing images have been digitally enhanced using virtual staging for illustrative purposes. They are intended to demonstrate the potential of the property and may not represent its current appearance.

141 Kingston Road, London, SW19 1LJ
Tel: 0208 542 3232 - Fax: 020 8296 9066
wm-sales@cjames.co.uk - <https://www.cjames.co.uk/>

LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating