



Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

sutton@goodfellows.co.uk

www.goodfellows.co.uk

Flat 2 Stoncroft, Stonecot Hill, Sutton



Overview...

Ideal Location for Bus

Routes

Walking distance of shops

Allocated Parking

Garage En Bloc

Communal Gardens

Ground Floor



Guide Price: £250,000

Leasehold

Our view...

Situated in an ideal location for Stonecot Hill, is this large one double bedroom ground floor flat, complete with its own garage and a communal garden.

Internally, there is a welcoming communal entrance. The flat has underfloor heating in the bright open plan living area. The bedroom is a very nice size, which would fit a king size bed with further space for wardrobes etc. To complete the living accommodation, there is a contemporary bathroom and double glazing throughout.

Council Tax Rating B

FPC Rating D

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

www.goodfellows.co.uk



Living Room

11'11" x 13'5" (3.63m x 4.1m)



Bathroom

4'9" x 8' (1.45m x 2.44m)

Kitchen

9' x 9'8" (2.74m x 2.95m)

Bedroom

11'2" x 16'9" (3.4m x 5.1m)

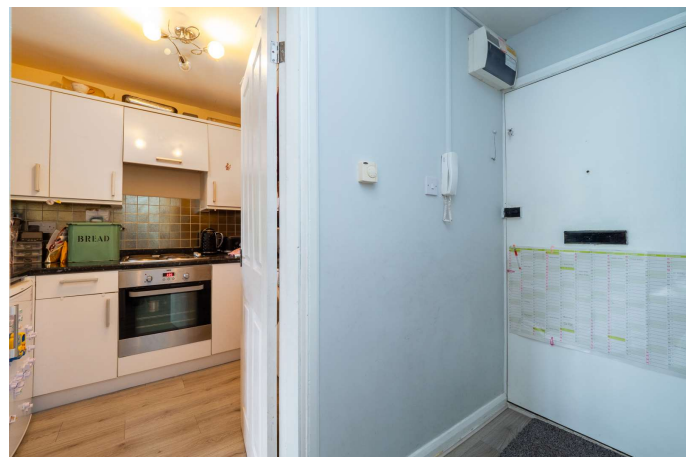
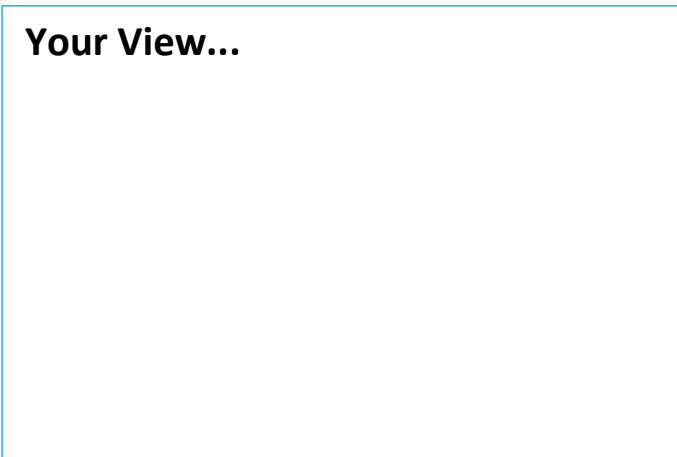
Additional information

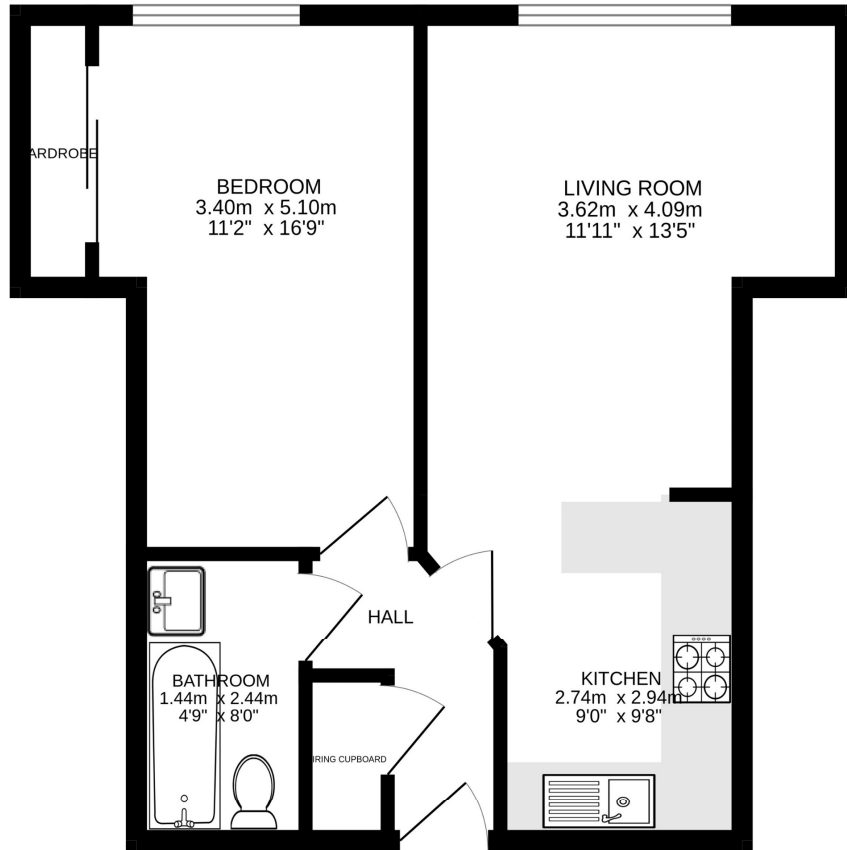
Lease - 115 years.

Service Charge - £1,752 pa

Ground Rent - £100 pa







Ground floor
40.6 sq.m. (437 sq.ft.) approx.

TOTAL FLOOR AREA : 40.6 sq.m. (437 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Local Authority

London Borough of Sutton

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

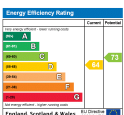
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

sutton@goodfellows.co.uk

www.goodfellows.co.uk