



**Langley Park Road, Sutton, Surrey, SM2 5EP**  
**£265,000**

**A very well presented and spacious one double bedroom top floor flat with garage en-bloc, situated in a convenient location within walking distance of Sutton train station. The property is being offered with vacant possession.**



**\*No Chain \*18ft Lounge  
\*Large Double Bedroom  
\*Garage En-Bloc**

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**Solis wood front Door To**

**Entrance Hall**

Two large built in storage cupboards, further built in airing cupboard, access to loft space.

**Lounge - 18' 10" x 11' 11" (5.74m x 3.63m)**

Double glazed windows, warm air vent, archway to:

**Modern Kitchen - 8' 9" x 7' 3" (2.66m x 2.21m)**

Sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, plumbing for washing machine, double glazed windows.



**Bedroom - 15' 11" x 9' 11" (4.85m x 3.02m)**

Double glazed windows, warm air vent.

**Modern Bathroom**

Panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, low level WC, extractor fan.

**Garage En-Bloc**





**Council Tax - C**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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