



## FLAT , ASPECTS, THROWLEY WAY, SUTTON

Two bedroom, two bathroom apartment in the absolute heart of Sutton.

Beautifully presented and available with no chain.

3D Tour available.

View by appointment only

**£299,950** Leasehold | Brand New Instruction





Hallways are pleased to market this refurbished 2 bed apartment with two bathrooms, conveniently located in Sutton's Aspects.

The property has great views, neutral decor and a modern kitchen with open plan living and dining space.

Lift access, concierge service and exclusive gym access within the building.

In addition to the above the property benefits further from an allocated parking space.

Sutton station is less than a 5 minute walk away with direct links to London, and less than a 3 minute walk from the nearest Bus Stop (K) at Sutton Police Station.

Take a tour with Hallway's exclusive 3D VR File and call to book your in person viewing. 02035363959

**Council Tax Band: C (LB Sutton)**

**Tenure: Leasehold (179 years)**

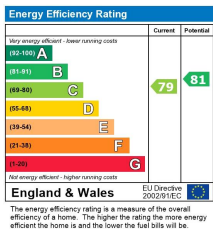
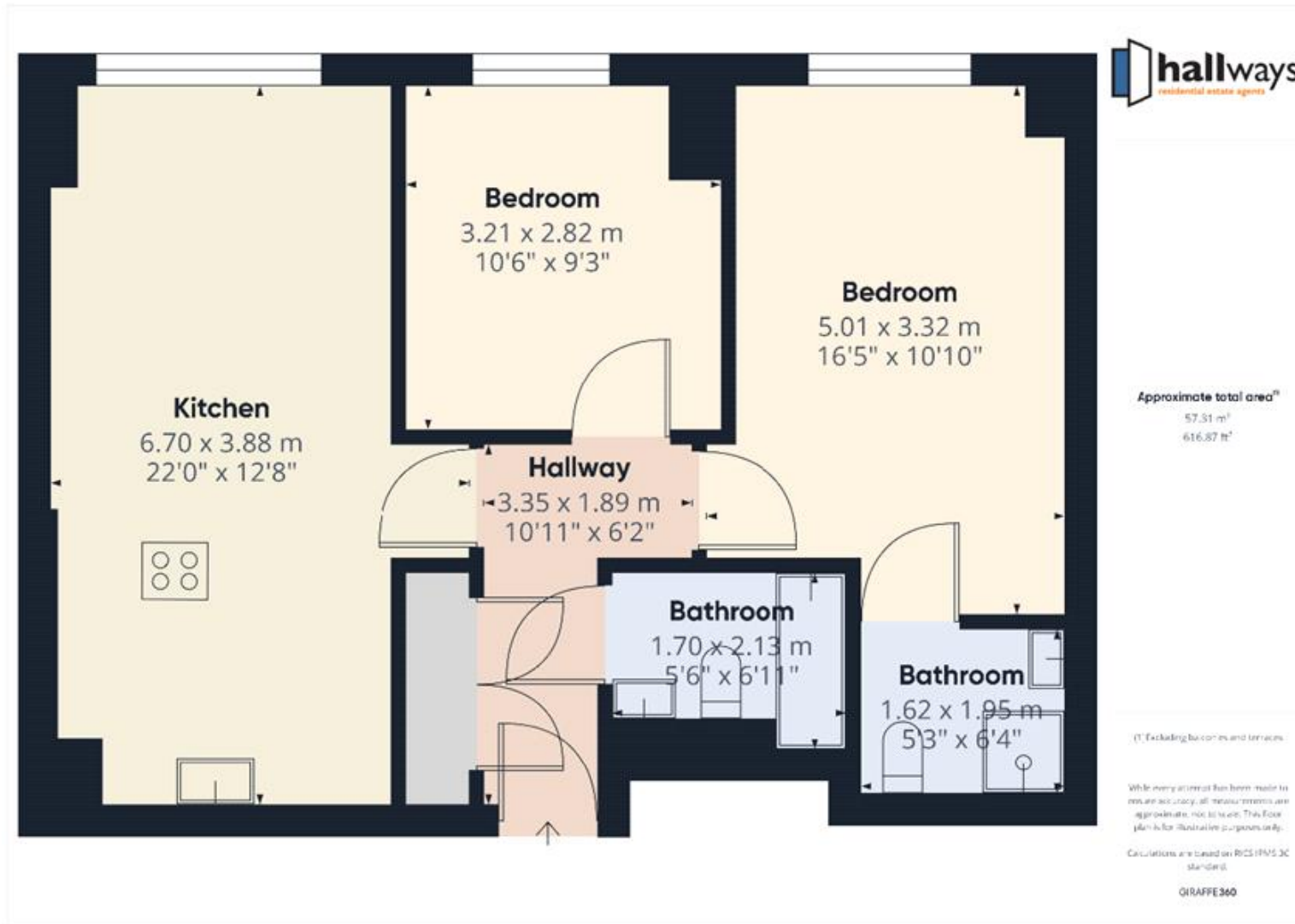
**Ground Rent: £240 per year**

**Service Charge: £4,000 per year**

- Short Walk to Sutton Railway Station
- 2 bed 2 bathroom apartment
- Chain Free
- Easy access to high street and all local amenities
- Overlooking park
- Newly refurbished







Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.