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## Flat 1, 12, All Saints Road,

Guide Price £280,000

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- Two-bedroom ground floor flat
- Separate living room
- Separate kitchen
- Off-street parking
- Convenient Sutton location
- Well suited to first-time buyers, downsizers or investors
- Good access to local shops,



A well-presented two-bedroom ground floor flat, ideally positioned in a convenient Sutton location and offering spacious, practical accommodation throughout.

The property features a separate living room, providing a comfortable space to relax or entertain, along with a separate kitchen, giving the layout a more traditional and functional feel. There are two well-proportioned bedrooms and a bathroom, making the flat well suited to first-time buyers, downsizers, investors or those looking for single-level living.

Externally, the property benefits from off-street parking, a valuable feature in this location. Sutton offers an excellent range of shops, restaurants, local amenities and transport links, with access to Sutton town centre, local bus routes and nearby stations.

A great opportunity to purchase a practical and conveniently located ground floor flat with parking.





### All Saints Road, Sutton, SM1

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft

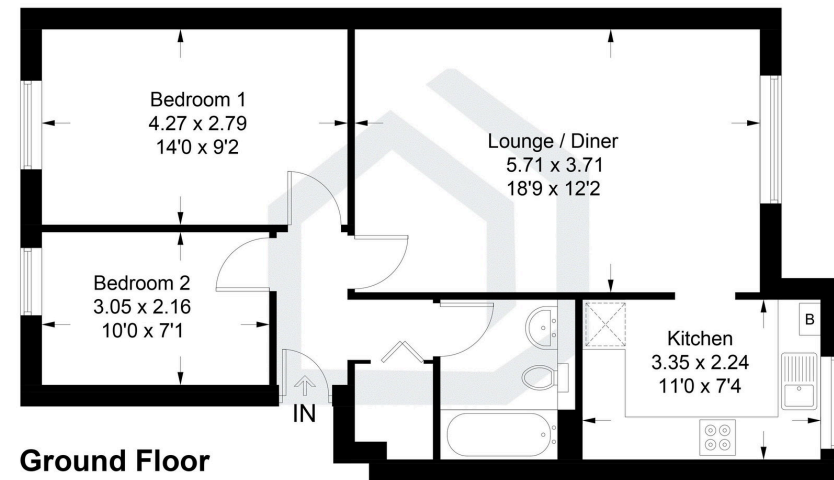


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