



**Woodville House
Brunswick Road
Sutton
Surrey
SM1 4DE**

Offers in Excess of £272,000

bettermove

Brunswick Road Sutton

Bettermove are proud to present this 3 bedroom flat in Sutton.

The property benefits from double glazing, gas central heating throughout and has off street parking available via residents permit parking.

The council tax band is C.

This is a leasehold property with 125 years on the lease from 1981; the service charge is £1,100pa.

The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen on the first floor. The second floor consists of 3 bedrooms and the family bathroom.

Located in the popular area of Sutton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A217, A232 and many local bus routes.

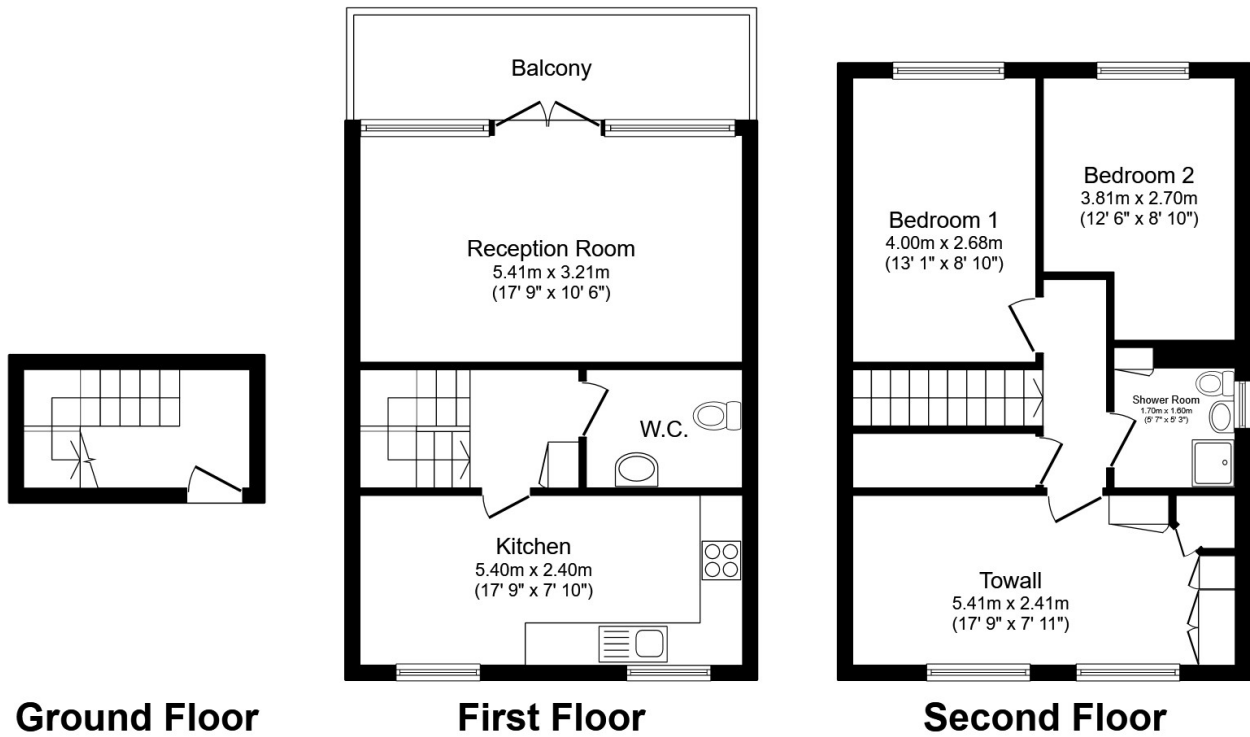
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 90.8 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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