



**The Limes**  
**St Barnabas Road**  
**Sutton**  
**Surrey**  
**SM1 4NP**

**Offers in Excess of £280,000**

**bettermove**

# St Barnabas Road Sutton

Bettermove are proud to present this 2 bedroom apartment in Sutton. For CASH BUYERS ONLY.

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

The council tax band is C.

This is a leasehold property with 99 years on the lease from 1979; the ground rent is £80pa and the service charge is paid on an as and when basis.

The interior of this beautifully presented property comprises a spacious cellar for storage. The first floor consists of 1 bedroom and the family bathroom. The second floor holds the second bedroom and spacious living room with fitted kitchen. The exterior boasts a private rear garden, perfect for enjoying the summer months. There are two outbuildings which include 1 with full power and running water tap.

Located in the popular town 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 A232, Sutton train station and many local bus routes.

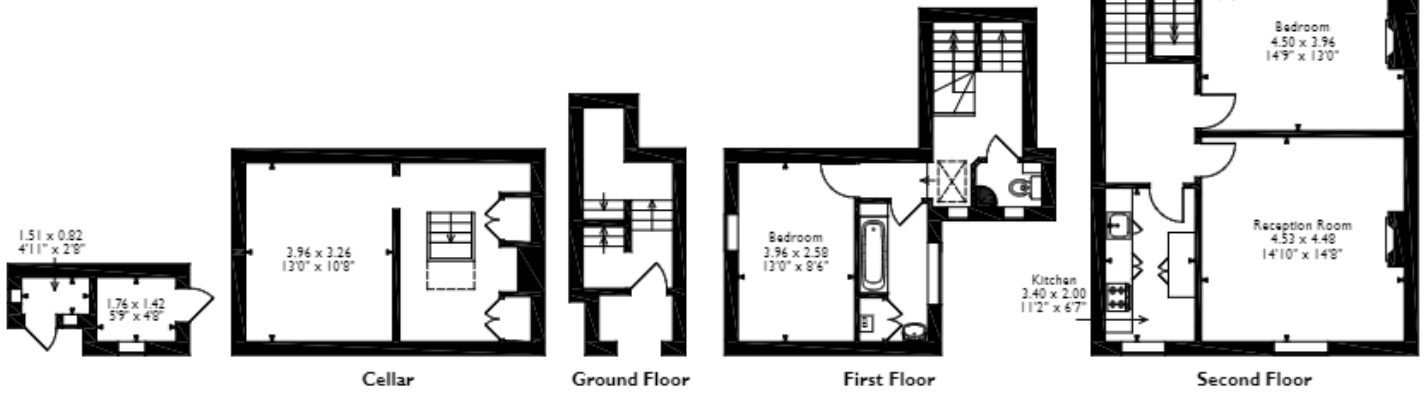
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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 Limes, St. Barnabas Road  
 Approximate Gross Internal Area  
 Main House = 116 Sq M/1249 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 120 Sq M/1292 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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