

TURNERS



Chipstead Close, Sutton, SM2  
£195,000 Leasehold

020 8687 9787 | [turnersproperty.com](https://www.turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

Nestled in a quiet, highly sought-after development on Chipstead Close, this ground-floor 1 bedroom flat offers an excellent opportunity for first-time buyers, investors or those looking to downsize, all with the added benefit of no onward chain, complete with residents' parking.

This home features a bright living space and a comfortable double bedroom. Fitted kitchen and 3 piece bathroom suite.

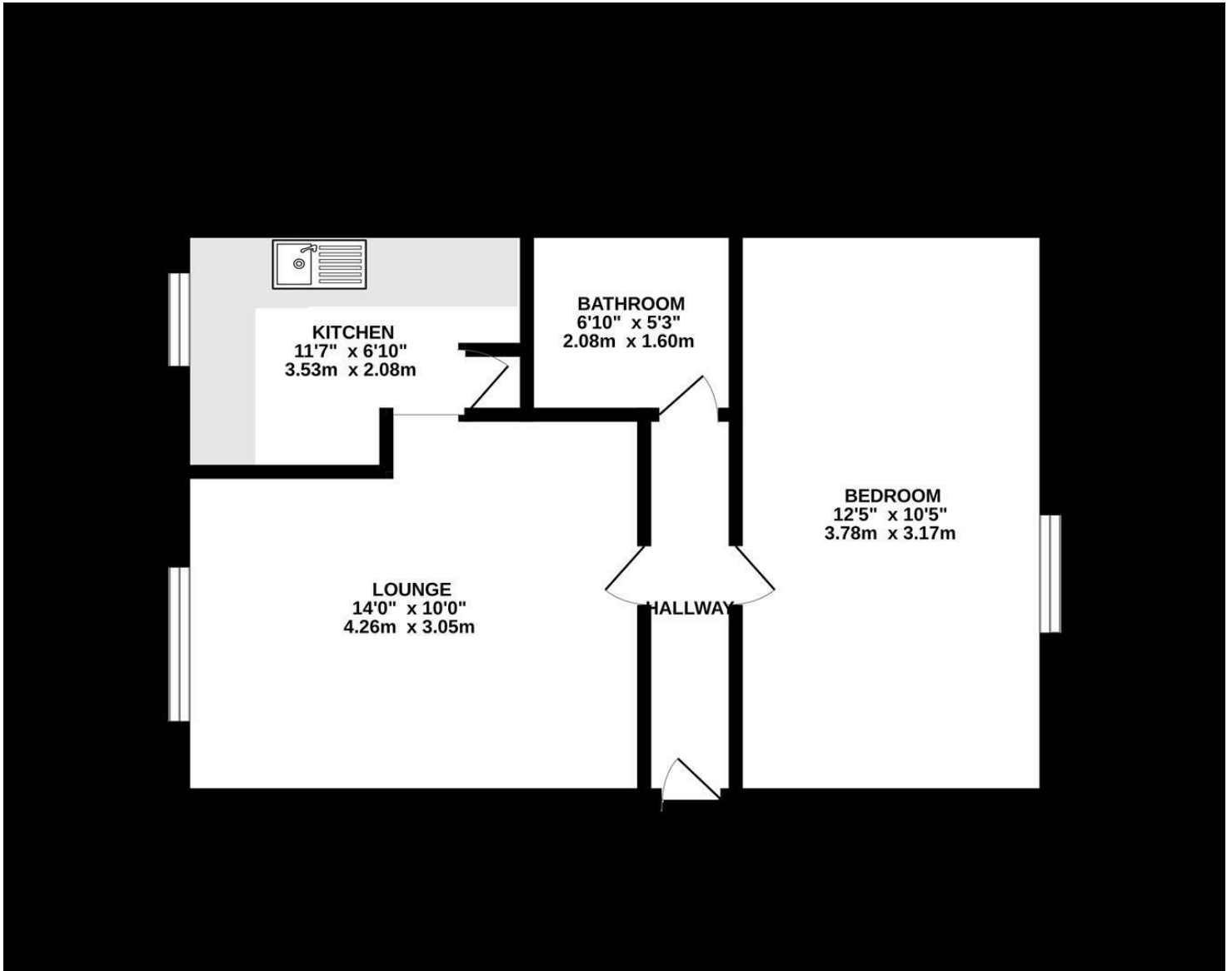
Belmont railway station is approximately a 10 minute walk away, providing reliable services into central London and beyond. Sutton mainline station is also within easy reach, at around a 15 minute walk. Making this home ideal for commuters seeking quick links to London Victoria, London Bridge and other major destinations.

Residents will also appreciate the convenience of being just a short stroll from local amenities, shops and cafés, while enjoying the quiet cul-de-sac setting.



## Key Features

- 1 bedroom
- Ground floor
- No onward chain
- Council tax band B 1452.99 before discounts
- Good order
- South Sutton
- Popular Development
- Electric Heating
- EPC rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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