



Flat 1, 19 Ringstead Road, Sutton, SM1 4SE
Guide price £275,000



Offered with No Onward Chain, Vacant Possession and 900 Plus Lease Term Remaining.

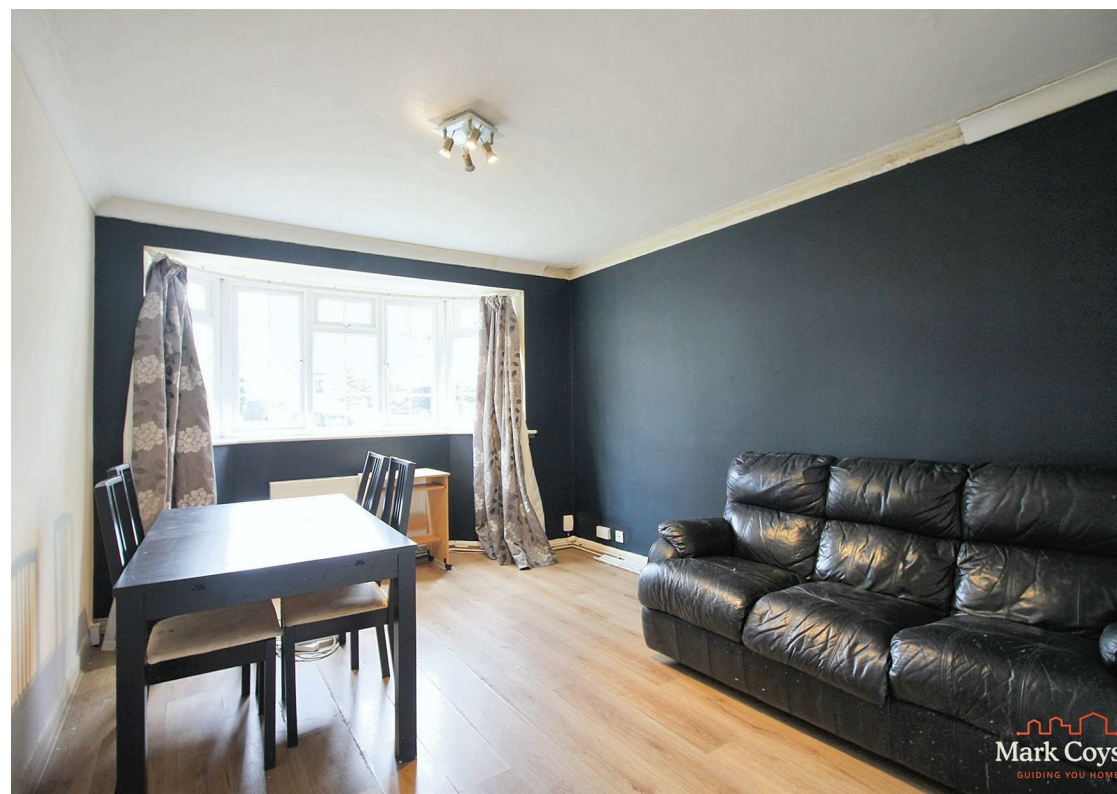
A well proportioned ground floor apartment requiring full refurbishment throughout, located on the Sutton/Carshalton border, giving excellent transport options, both in and out of London.

The spacious layout includes a hallway with fitted storage cupboard, two great size double bedrooms, a fantastic size reception room, which has space for a good sized dining table, a bathroom with natural light and a kitchen with space for ample storage cupboards and preparation surfaces.

The property is accessed via a secure intercom system and there is rear access to the communal gardens.

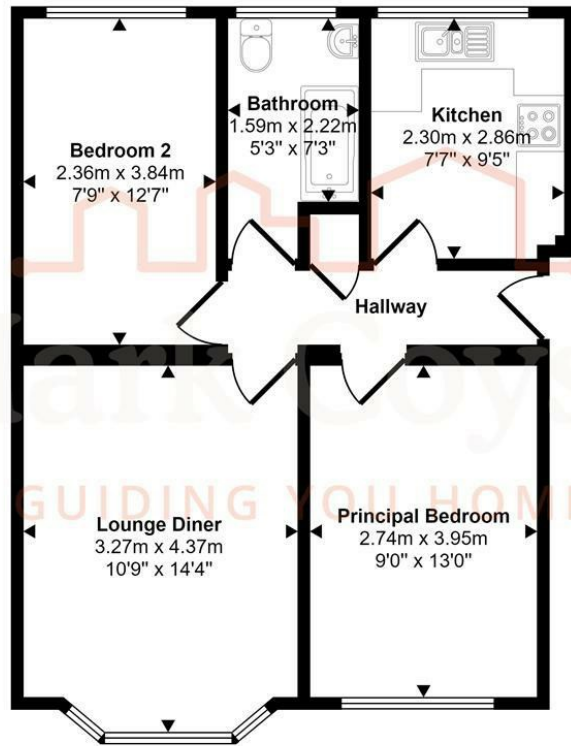
Ringstead Road is perfectly positioned to take advantage of three mainline train stations, located at Sutton, Carshalton Beeches and Carshalton. Sutton Town Centre offers the widest selection of shops and amenities, however, additional similar offerings can be found in the aforementioned areas. There are also some well maintained green spaces to enjoy, including Carshalton Park, The Warren and Benhill Recreational Grounds.

The residence would suit an enthusiastic and hands on first time buyer or a seasoned investor looking for their next project to refurbish and let out to provide a healthy yield.





Approx Gross Internal Area
52 sq m / 556 sq ft



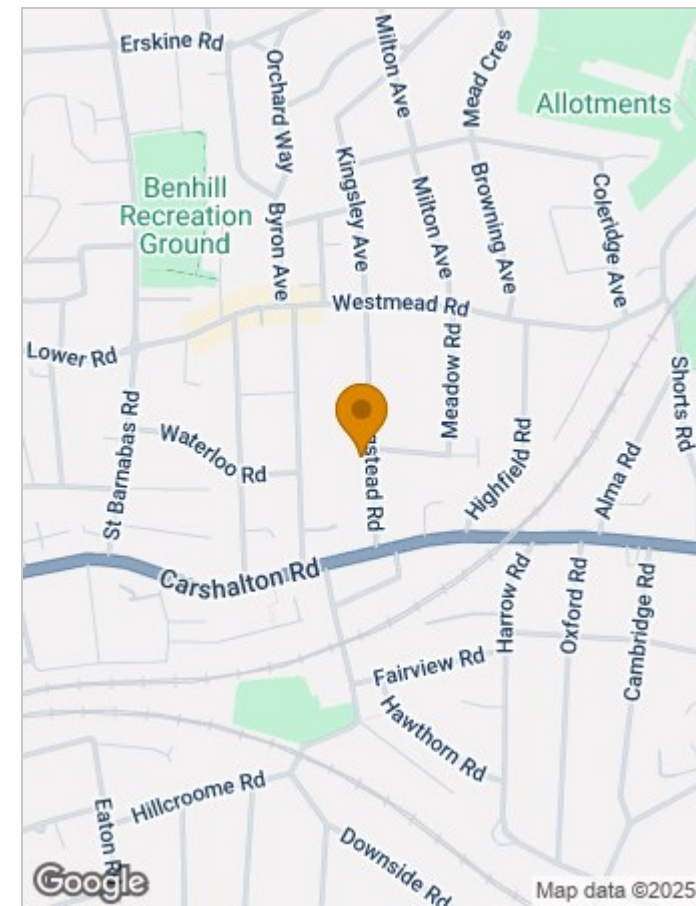
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68	England & Wales	EU Directive 2002/91/EC	76

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