



26 Langley Park Road

barnard marcus

Langley Park Road, Sutton SM2 5EP



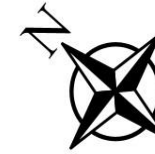
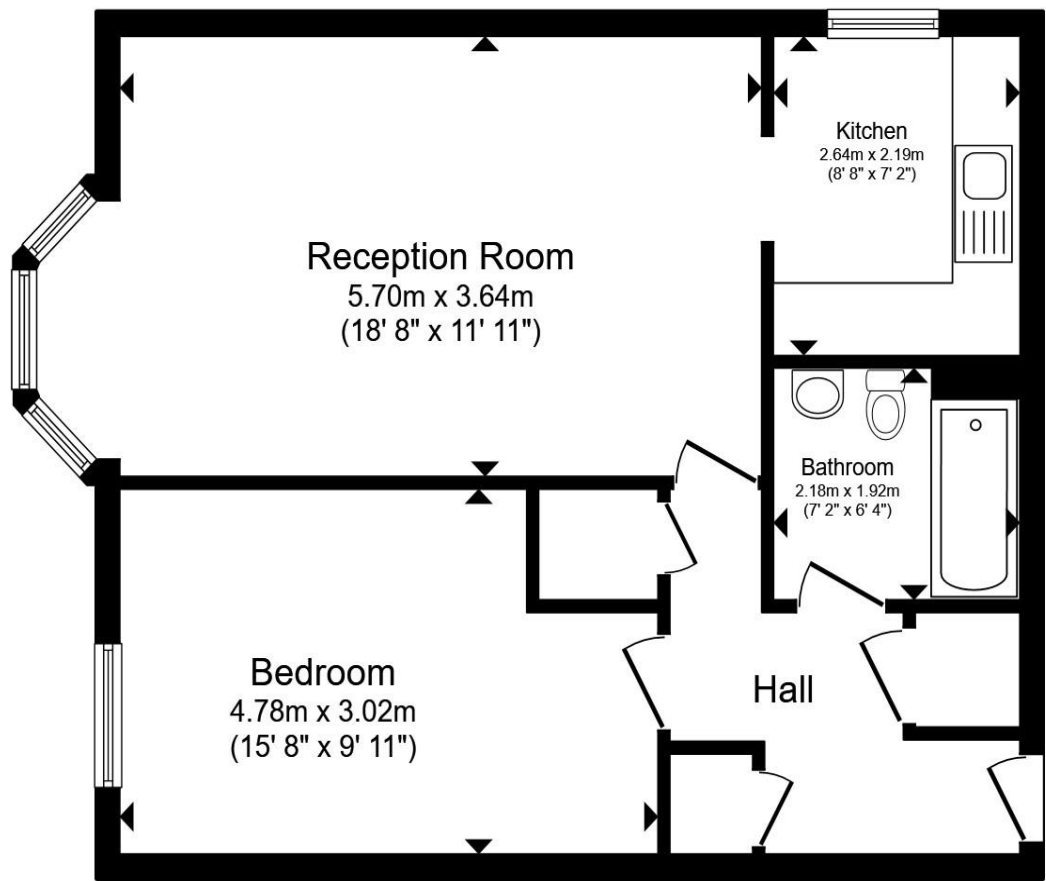
welcome to

Langley Park Road, Sutton

Offered to the market chain free, this one bedroom third floor flat on Langley Park Road provides bright and well-proportioned accommodation in a convenient Sutton location. The property offers excellent potential for buyers looking to move straight in, personalise over time, or purchase as an investment.

The accommodation includes a generous reception room, separate kitchen, double bedroom, bathroom and useful hallway storage. Externally, the flat benefits from a garage en bloc, providing valuable additional storage or parking space. Langley Park Road is well placed for access to local shops, amenities, bus routes and nearby transport links.





Third Floor

Total floor area 55.3 m² (595 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.propertybox.io



welcome to

Langley Park Road, Sutton

- One Bedroom Third Floor Flat
- No Onward Chain
- Spacious Reception Room
- Separate Kitchen
- Double Bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111324](https://www.barnardmarcus.co.uk/Property/SUT111324)



Property Ref:
SUT111324 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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