



HUNTERS[®]
HERE TO GET *you* THERE



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Brunswick Road, Sutton

£210,000



Hunters are delighted to offer this spacious first-floor purpose built flat which spans an impressive 548 square feet. The property features a spacious living room that invites natural light, creating a warm and welcoming atmosphere.

The flat comprises one well-proportioned bedroom with a built in wardrobe. Additionally, there is a garage in the block, providing extra storage or parking options.

Residents can enjoy the beautifully maintained communal gardens, perfect for a leisurely stroll or a quiet moment outdoors. With no onward chain, this property presents an excellent opportunity for both first-time buyers and investors alike.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- NO ONWARD CHAIN
- GARAGE IN BLOCK
- FIRST FLOOR
- SPACIOUS BEDROOM WITH WARDROBE
- SPACIOUS LIVING ROOM
- DOUBLE GLAZING
- WELL-KEPT GARDENS
- CONVENIENT LOCATION



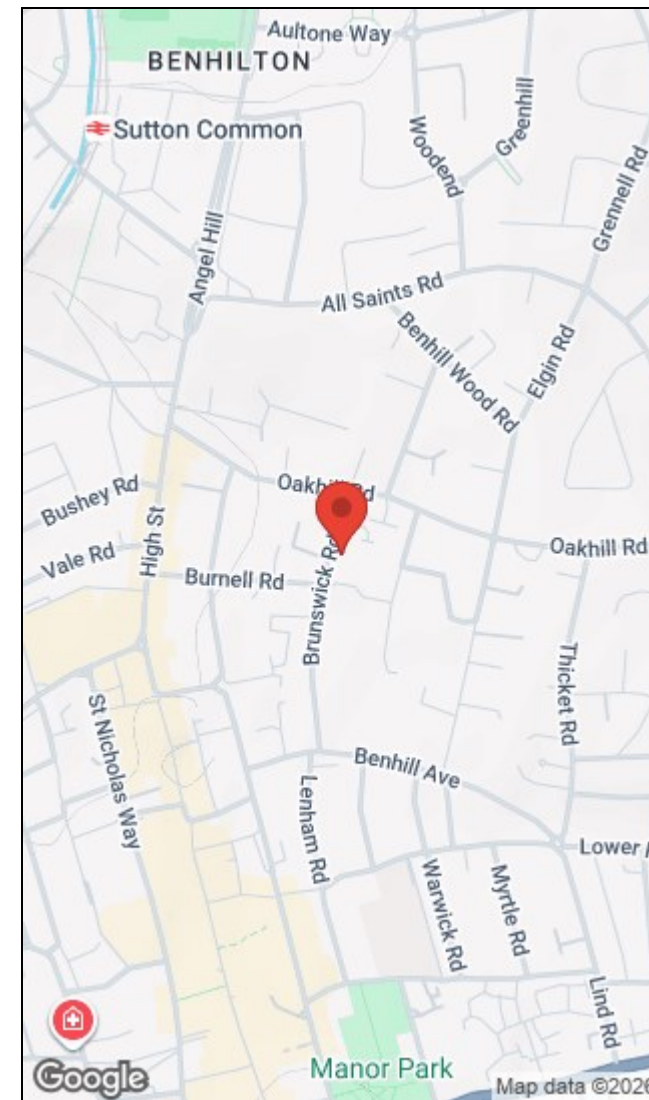




Approximate Floor Area
577 sq.ft
(53.63 sq.m)

Approx. Gross Internal Floor Area 577 sq. ft / 53.63 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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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		
		69			
	60				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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