



GrangeRoad

62 Grange Road South Sutton SM2 6SN

Spec & Location



Specification

10 year NHBC warranty

Kitchen

Mattonella gloss stone kitchen units with black Brazil worktops by Sheraton kitchens
 Integrated washing machine, dishwasher and fridge freezer
 Neff stainless steel oven / hob / splashback
 Neff chimney cooker hood

Bathroom

White suite with contemporary range chrome plated brassware
 Bathroom / ensuite shower room fully wall tiled - Minoli tiles
 Bathroom / ensuite shower room floors tiled - Minoli tiles

Interior

Hallway / kitchen / living / dining room - laminate flooring

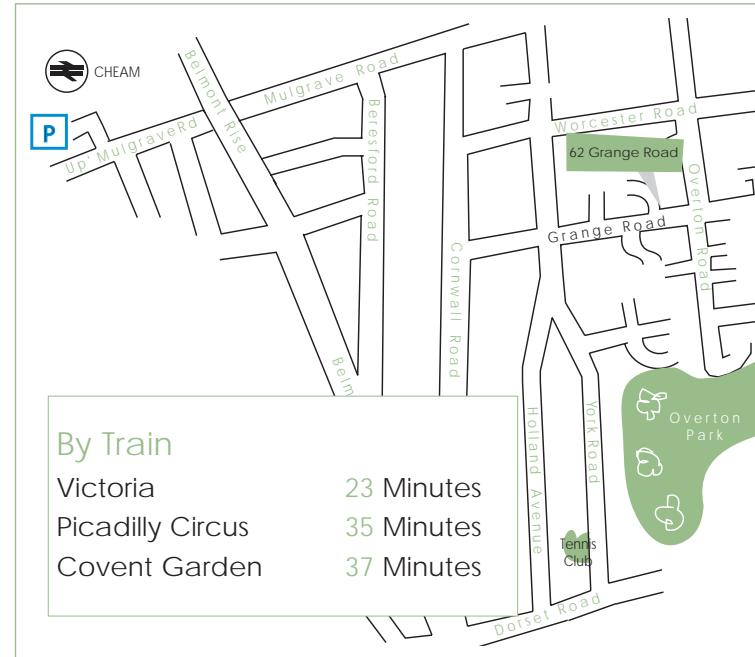
Carpets to all remaining areas
 Downlighting to kitchen, living / dining room and bathrooms
 BT / TV / cable TV / cable phone points to living room and bedroom 1 with TV / cable TV point to bedroom 2 (subscription by purchaser)
 Smooth 6 panel internal doors
 Mains pressurised central heating and hot water system

Exterior

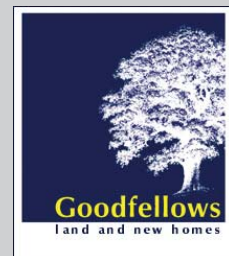
UPVC double glazed windows & rear French casement doors
 Parking bay
 Secure cycle storage
 Fully landscaped gardens
 Intruder alarm (ground floor flats only)
 Optional extras -
 Fitted wardrobes

Tenure

125 Year Lease
 Ground rent £200 per year



Selling agents



An Arthur Wait Ltd Development



For more information or to arrange a viewing contact
Goodfellows Land & New Homes

3 Villiers Court, Upper Mulgrave Road, Cheam Village, Surrey, SM2 7AJ
 Tel: 020 8652 2929
 land@goodfellows.co.uk
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Disclaimer

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitor as to the freehold/leasehold status of the property and any fixtures or fittings. Photographs and images shown are for illustrative purposes only, and do not necessarily represent the finished article. Specification is subject to change without prior notice.

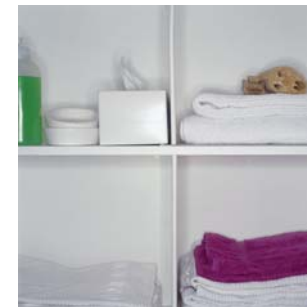


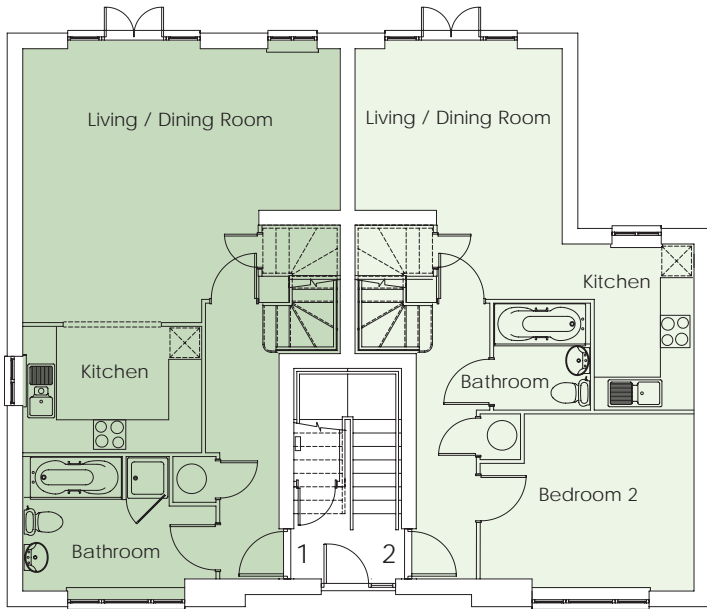
Welcome to Grange Road, an exciting development of only four 2 bedroom duplex apartments located in this very popular street on the South Sutton and Cheam borders.

Designed to maximise natural light, these spacious, luxury apartments boast an excellent specification that will include ensuite shower rooms to main bedrooms as well as kitchens which are contemporary in design with fully integrated appliances. All of these features and more make Grange Road the ideal home that is compatible with modern day living. The ground floor apartments are to feature patios opening onto the communal gardens, whilst for each unit the landscaped gardens will provide a tranquil spot for reflection on long summer days.

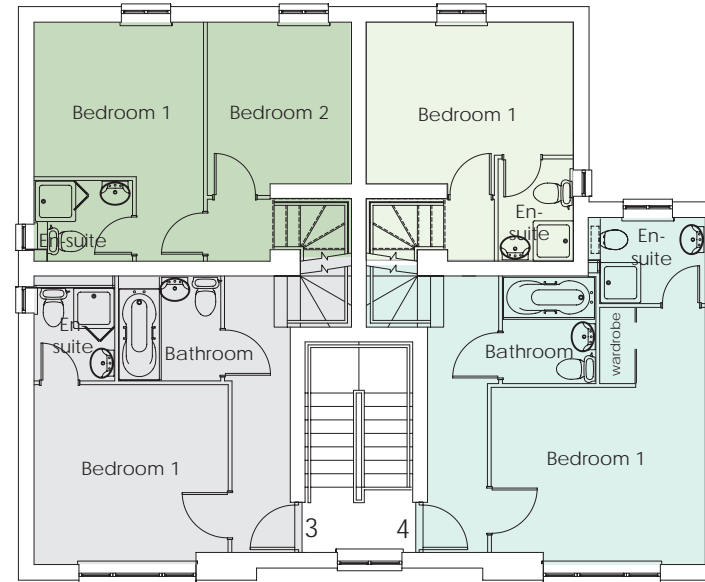
An allocated parking space will be provided at the front of the development for each property, as well as a cycle store for those wishing to use a healthy form of transportation.

Security is an important feature of the development and to this end a video entry phone system will be provided, along with lockable windows throughout and alarms to ground floor apartments.

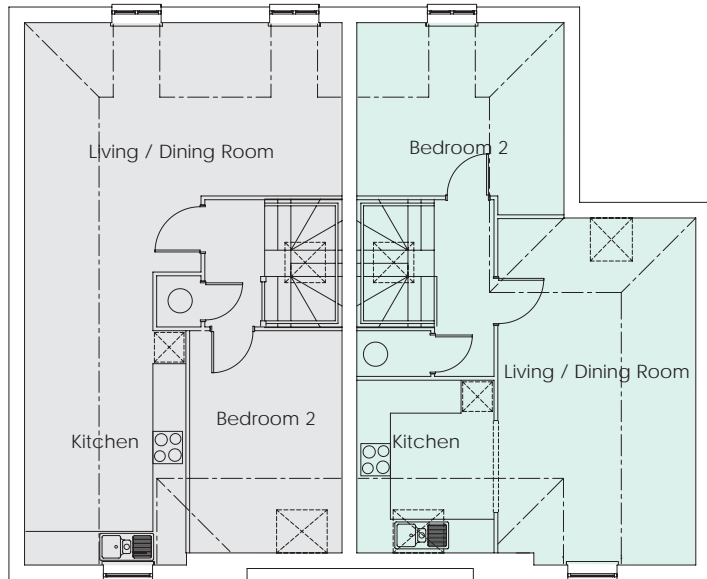




Ground Floor



First Floor



Second Floor

Plot 1

Living / Dining Room
19'4" x 16'8"
Kitchen
10'11" x 7'8"
Bedroom 1
14'6" x 9'5" maximum
Bedroom 2
9'10" x 8'9"

Plot 2

Living / Dining Room
12'7" x 10'11"
Kitchen
10'1" x 6'1"
Bedroom 1
12'7" x 8'9" maximum
Bedroom 2
13'0" x 10'9"

Plot 3

Living / Dining Room
18'9" x 19'4" L shaped
Kitchen area
14'3" x 9'10"
Bedroom 1
11'10" x 10'11"
Bedroom 2
13'6" x 9'3"

Plot 4

Living / Dining Room
21'1" x 12'0"
Kitchen
10'6" x 8'4"
Bedroom 1
15'8" x 13'0" maximum
Bedroom 2
12'7" x 11'10" maximum

Key

- Plot 1
- Plot 2
- Plot 3
- Plot 4