



5 Harkness Court, Cleeve Way, Sutton, SM1 3TX | **Guide Price £200,000 - £220,000 Leasehold**

Set within a modern development built in the early 2000s, this well-presented one-bedroom apartment offers bright, comfortable living and is ideal for first-time buyers or investors alike. The layout includes a spacious reception room, a separate fitted kitchen and a generous double bedroom, all maintained in good decorative order throughout. The property further benefits from an allocated parking space and a healthy lease of 103 years remaining. Offered to the market with no onward chain, it provides a straightforward and convenient purchase opportunity.

