



California Close  
Sutton, SM2 6DQ  
Guide price £325,000



# California Close, Sutton, SM2 6DQ

GUIDE PRICE £325,000 - £340,000 A must view! California Close is a highly coveted, modern development, with this particular apartment offering incredible space and benefits like no other property around in this price range. You'll be amazed sitting in your large living/dining room that doesn't just have enough room for you to sit back and relax, but also has ample room for you to entertain in, whether that be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. So, what about the rest of the property? Well you'll certainly not be disappointed with the gorgeous kitchen that has more than enough space to cook up a storm in, which makes up part of the sociable open plan living space. When it's time to catch up on some rest, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace, which even benefits from integrated wardrobes and even has it's own en-suite. There is also a second bedroom which is a fantastic double size, and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in. All the rooms are served by a stylish bathroom that you can really chill out and relax in after a hard day of Teams calls! Outside, this wonderful block is well-maintained, with the apartment also boasting allocated and visitors parking. Lastly we have to mention the location. Situated in Belmont High Street, you are also incredibly close to Belmont station, with Sutton offering a larger selections of shopping & amenities. And if needed, how can we not mention the schools? The kids will benefit from some of the finest education in the country!



## SECOND (TOP) FLOOR

Hallway

Living/Dining Room  
18'4 x 10' (5.59m x 3.05m)

Kitchen  
10' x 7'9 (3.05m x 2.36m)

Master Bedroom  
15'1 x 12'7 maximum (4.60m x 3.84m maximum)

En-Suite  
8'2 x 7'4 (2.49m x 2.24m)

Bedroom  
13'9 x 9'5 (4.19m x 2.87m)

Bathroom  
7'1 x 5'7 (2.16m x 1.70m)

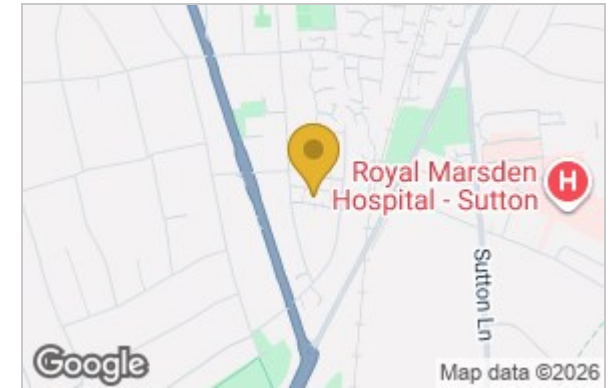
OUTSIDE

Allocated Parking

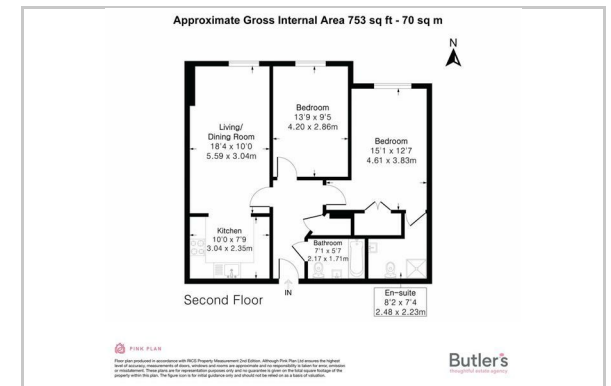
Visitors Parking

Communal Grounds

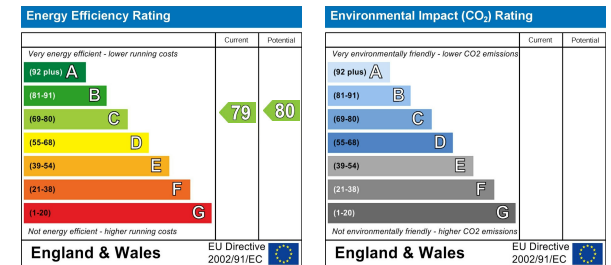
## Area Map



## Floor Plan



## Energy Efficiency Graph



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