

Butler's

thoughtful estate agency



Sutton Court Road, Sutton, SM1 4FO

£1,350 Per month

THE SUTTON COURT

1 Bed Flat

1 Bath

1 Reception

1 Bed Flat

1 Bath

1 Reception



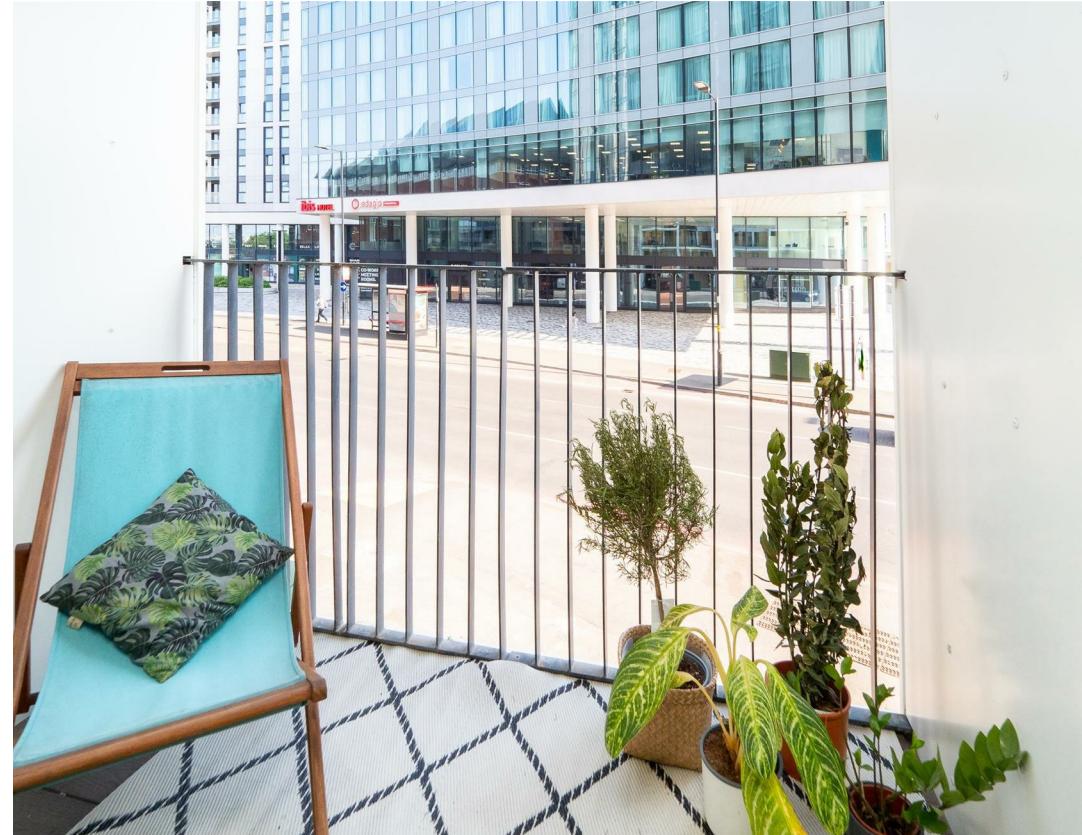
C

PROPERTY SUMMARY

Nestled in the heart of Sutton, this charming purpose-built apartment on Sutton Court Road offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning an efficient 342 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The apartment comprises one spacious bedroom, ideal for restful nights, and a modern bathroom that caters to all your daily needs. The layout is thoughtfully designed to maximise space, ensuring that every corner of the home is utilised effectively.

Sutton is known for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. The area boasts excellent transport links, making it a prime location for commuters looking to access central London and beyond. No Parking.





Sutton Court

Approximate Gross Internal Area = 31.8 sq m / 342 sq ft

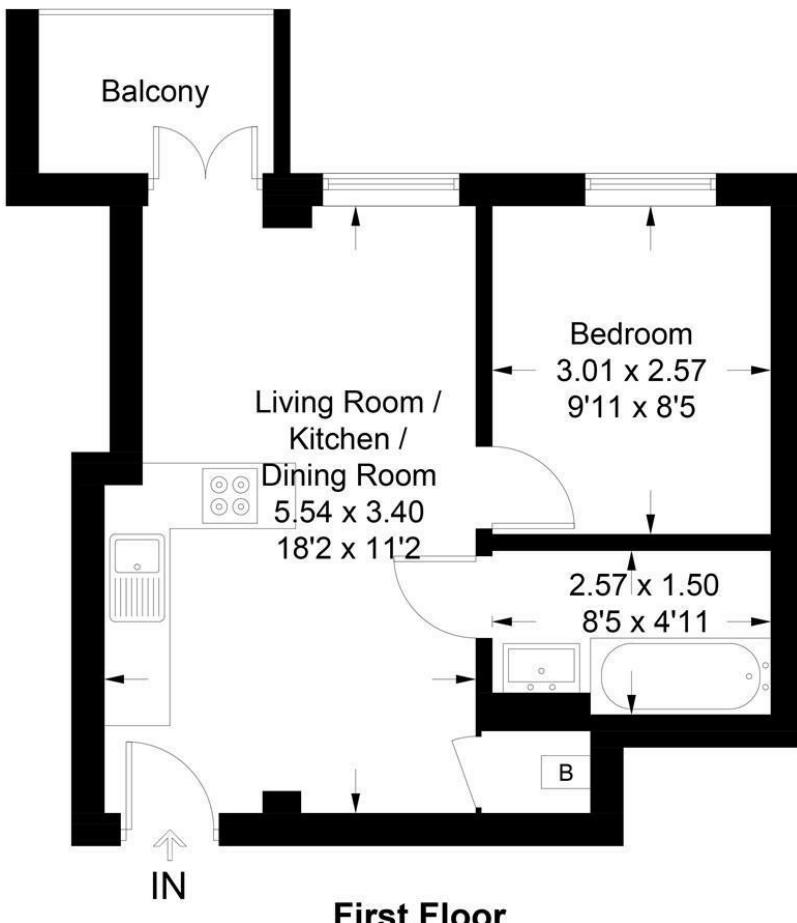


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (953206)

Butler's
thoughtful estate agency

OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS
020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,557

PROPERTY AVAILABLE DATE
16th January 2025

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements