

**WILLIAMS  
HARLOW**

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## 43 Langley Park Road

Sutton, SM2 5EW

£1,250 PCM Part furnished



WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS SPACIOUS ONE BEDROOM PERIOD APARTMENT TO THE MARKET. Located on the first floor of a converted period property within close walking distance to Sutton town centre and train station. Consisting of a large bedroom, good-size fully equipped kitchen, bathroom, spacious lounge and desk/working area. Available immediately on a part-furnished/unfurnished basis.



## BUILDING

Large period Victorian building

## OUTSIDE

Driveway laid to shingle with double vehicle entrance

## FRONT ENTRANCE/HALLWAY

Double doorway with secure voice entry

## FRONT DOOR

On first floor up the original period staircase

## WORKING/DESK AREA

Large internal area, perfect for a home-working desk

## KITCHEN

Large galley-style kitchen with large original sash window overlooking the communal gardens.

## LOUNGE

Spacious carpeted lounge with sash windows overlooking the gardens and doorway into the bedroom....

## BEDROOM

Very large bedroom with carpets, large original sash windows, storage cupboards and some furniture items

## BATHROOM

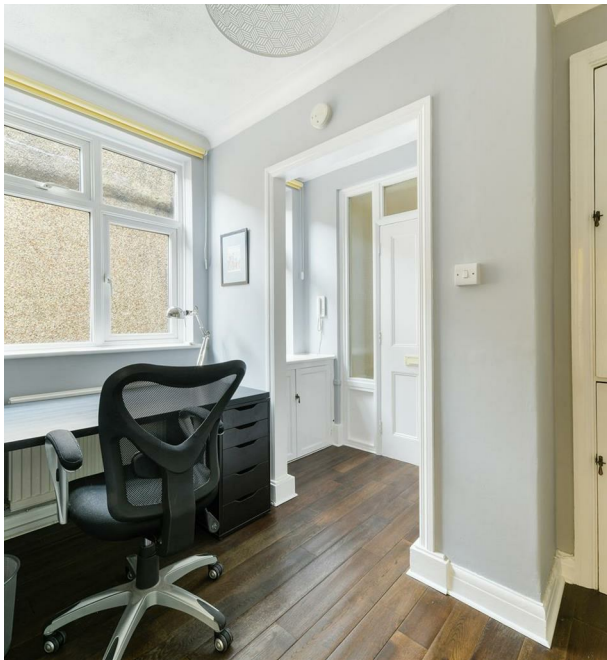
Family bathroom with shower over bath, sink and heated towel rail

## WC

Separate WC and sink

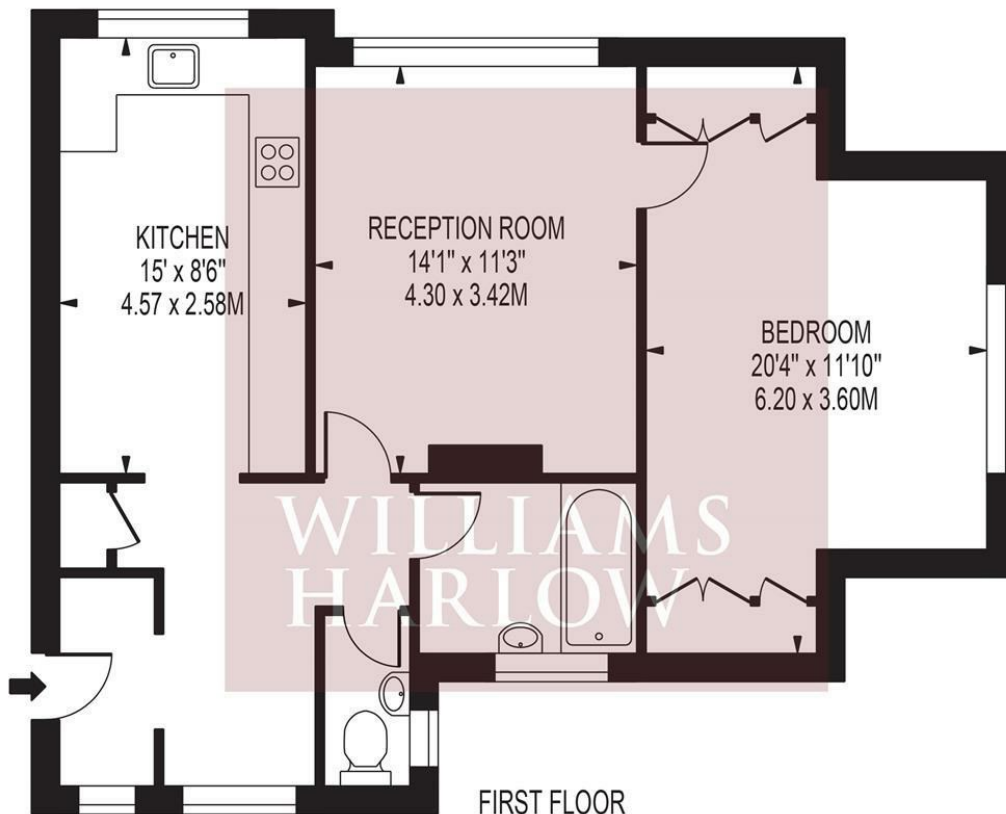
## COUNCIL TAX

Council Tax Band C (£1,820.78) 2023 / 24

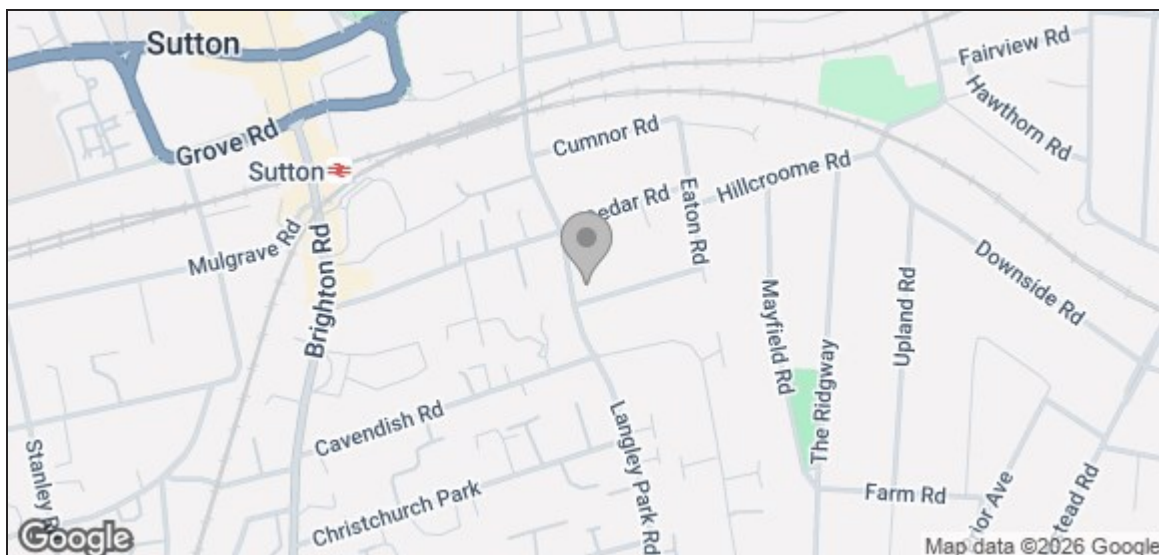


## LANGLEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 674 SQ FT - 62.58 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 51      | 66        |
| (21-36) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |