

## 2 Albion Road South Sutton, Surrey SM2 5TF

£1,200 PCM Unfurnished



WILLIAMS HARLOW ARE EXCITED TO PRESENT A LUXURY ONE BEDROOM APARTMENT TO THE MARKET. This is a ground floor apartment offered in excellent order throughout. Situated close to Sutton Town Centre and Train Station, the spacious apartment consists of a large double bedroom with built-in wardrobes, an open-plan modern kitchen-diner leading into the communal gardens and a good-size family bathroom. Further benefits include off-street car parking, gas central heating and double glazing. Available immediately on an unfurnished basis.



## COMMUNAL ENTRANCE

### ENTRANCE HALL

ceramic tiled flooring, storage cupboard with cupboard above, radiator and entry phone receiver.

### LOUNGE/DINING ROOM

7.01 x 3.56 (23'0" x 11'8")

### LOUNGE AREA

4.11 x 3.56 (13'6" x 11'8")

wall lights, coving and radiator.

### DINING AREA

floor to ceiling storage cupboards with shelving. Double french doors directly onto patio area and communal garden. Open plan to:

### KITCHEN AREA

2.77 x 2.46 (9'1" x 8'1")

granite work surfaces with modern base and eye level cupboards. Built in gas hob with extractor above. Siemens oven below. Built in combi microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine. One and a half bowl stainless steel sink with mixer tap, stainless steel splashback. Double glazed window with rear aspect, ceramic tiled floor and downlighters.

### BEDROOM

4.22 x 3.78 (13'10" x 12'5")

double glazed window with front aspect, floor to ceiling fitted wardrobes comprising of hanging and shelving space with desk area with lots of storage. Radiator.

### BATHROOM

luxury suite comprising of a panelled bath with mixer tap, shower cubicle, glass wash hand basin, low level wc, ceramic tiled walls, storage cupboard, radiator, downlighters and ceramic tiled floor.

### OUTSIDE

Outside lights to patio area.

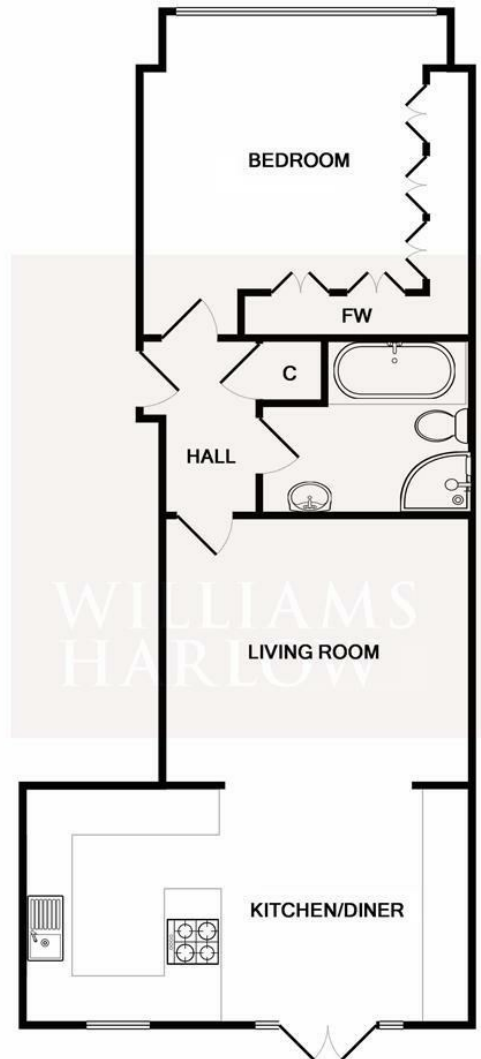
### PARKING

one allocated parking space.

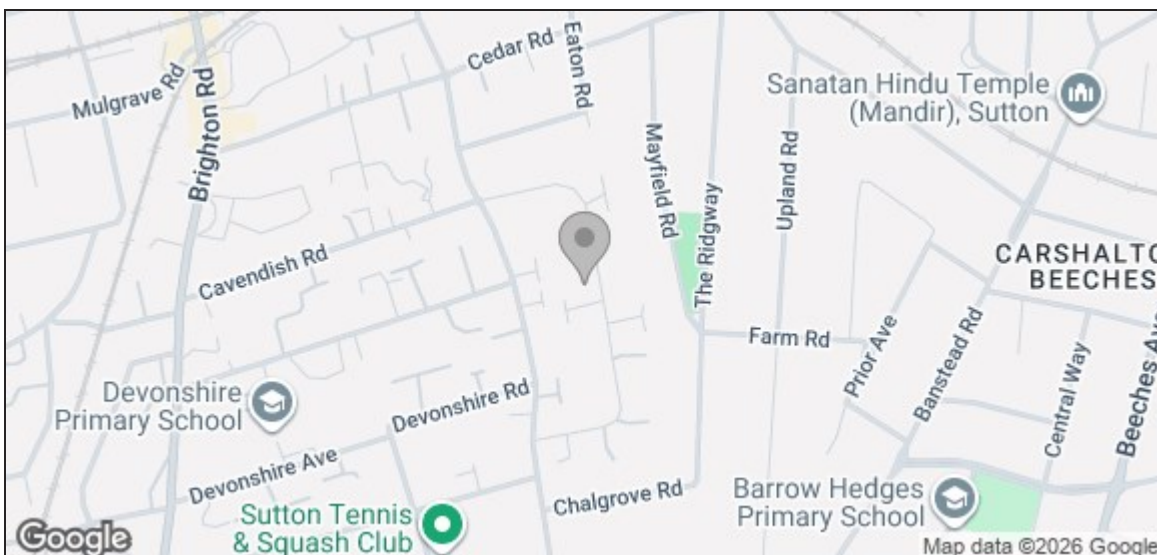
### COUNCIL TAX

Council Tax Band C





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



| 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>                            | 65      | 77        |
| (39-54) <b>E</b>                            |         |           |
| (21-36) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |