

## Howell Hill

Sutton, Surrey SM2 7LQ

WILLIAMS HARLOW IN CHEAM ARE EXCITED TO PRESENT THIS BRAND NEW LUXURY APARTMENT TO THE MARKET. Finished to an impeccable high standard and located close to Banstead, Cheam and Epsom, this first floor apartment is wonderfully impressive. Two double bedrooms, two bathrooms (1 en-suite), high-end integrated white goods in the kitchen and the covered private balcony is accessible from the lounge and master bedroom. Parquet flooring, video entry and bike storage are a few additional benefits. Available immediately on an unfurnished basis.

£2,000 PCM Unfurnished



## OUTSIDE

Security Gate with video entry system. Allocated car parking spaces and visitor spaces. Electric car charging points.

## ENTRANCE

Video entry system and external post boxes.

## FRONT DOOR

First Floor (no lift)

## HALLWAY

Storage cupboard and brand new parquet flooring throughout the apartment.

## MASTER BEDROOM

Large double size room with under-floor heating. Built in wardrobes and drawers. Double glazing and sliding doors providing direct access to the private covered balcony.

## EN-SUITE BATHROOM

Marble tiled room with shower cubicle, WC, hand-basin and heated towel rail

## KITCHEN-LOUNGE

Open-plan design with top-of-the-range NEFF appliances integrated in the kitchen area

The lounge provides direct access to the balcony through double-glazed sliding doors

## BEDROOM TWO

Double sized room overlooking the front grounds. Under-floor heating, double glazing and built-in wardrobes.

## MAIN BATHROOM

Full width, marble -tiled shower cubicle, WC, hand-basin and heated towel rail.

## BALCONY

Fully covered with separate access via sliding doors from master bedroom and lounge.

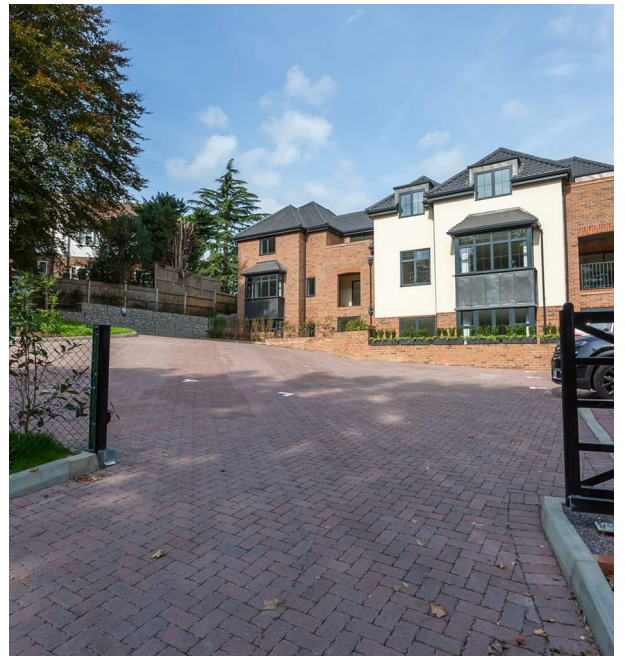
## REAR COMMUNAL GROUNDS

Large grass arear to rear as well as private, secure bike storage unit.

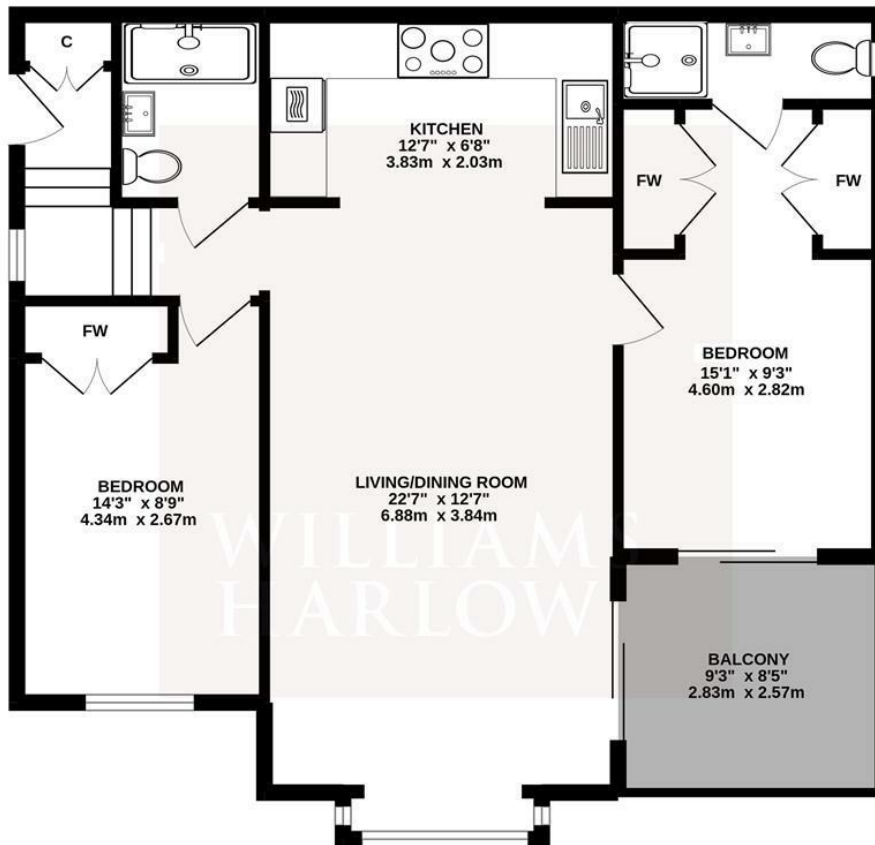
## COUNCIL TAX

Awaiting rating





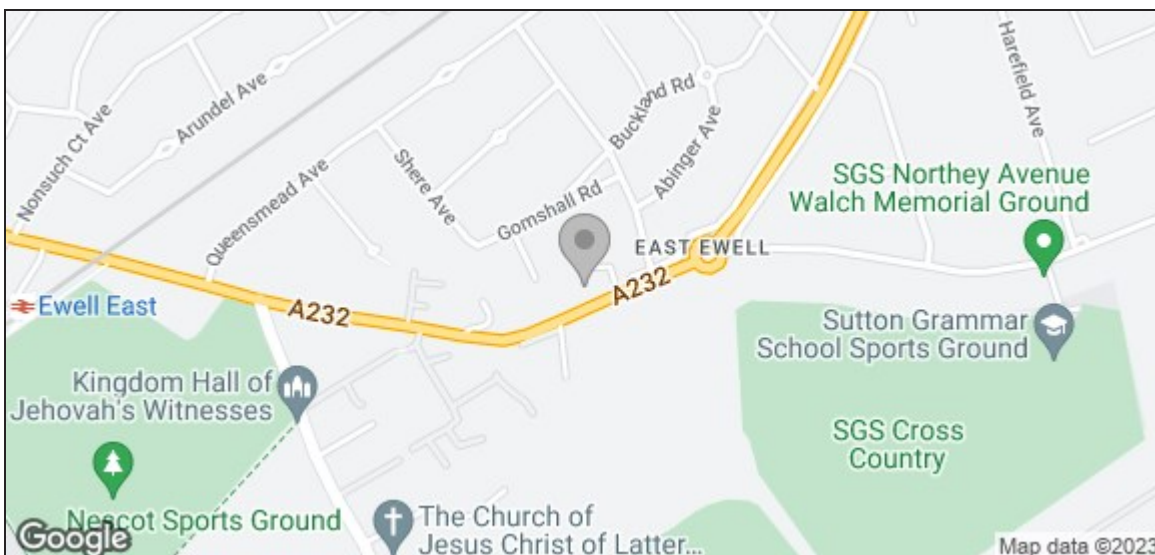
FIRST FLOOR



**TOTAL APPROXIMATE FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)**

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(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	