

**WILLIAMS
HARLOW**

Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

lettings@williamsharlow.co.uk

www.williamsharlow.co.uk

Grange Road Sutton, Surrey SM2 6RS

£1,200 PCM Unfurnished



WILLIAMS HARLOW IN CHEAM ARE PLEASED TO OFFER THIS GROUND FLOOR PURPOSE BUILT FLAT TO THE MARKET. The location of this flat is excellent, being within walking distance of Sutton town centre and Train Station. Comprising of a spacious lounge, a double bedroom with a built in wardrobe, family bathroom, storage cupboard and good size kitchen. Further benefits include gas central heating and allocated off-street car parking space. Available end of May on an unfurnished basis.



ENTRANCE

Secure Entry Phone

COMMUNAL HALL

Leading to front door

HALLWAY

Providing access to all rooms

BATHROOM

Bath, separate shower cubicle, sink unit and WC

BEDROOM

Good size bedroom with built in mirrored wardrobe. Window to the rear aspect. Radiator

KITCHEN

Gallery kitchen with a range of wall and base units. Window to rear aspect. radiator.

LOUNGE

Spacious lounge. Windows and doors to rear aspect. radiator.

OUTSIDE

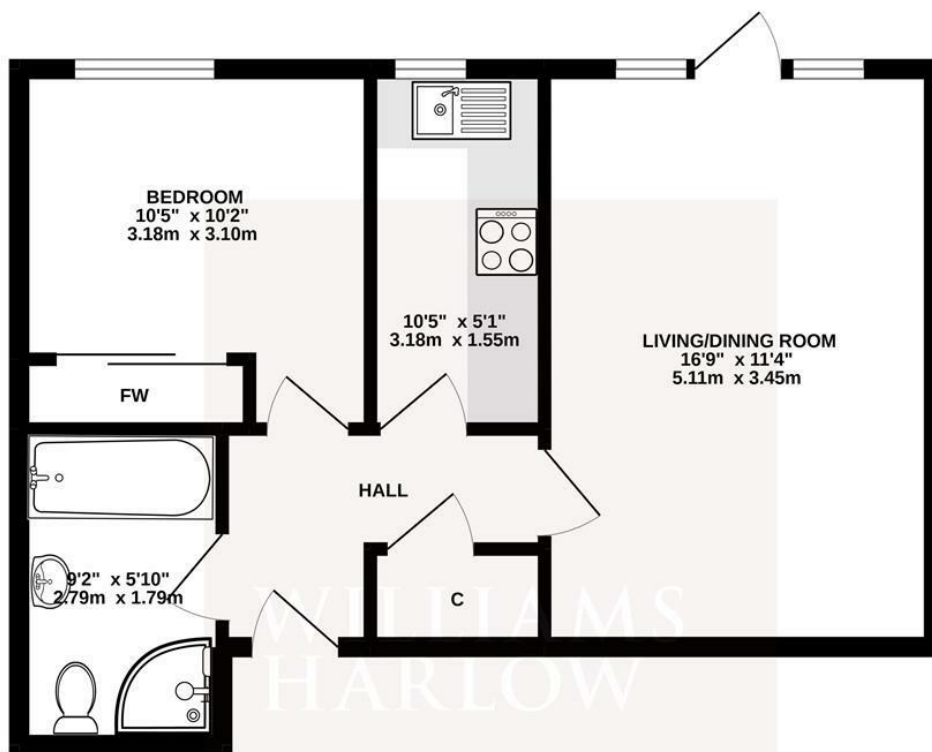
Communal Gardens and parking to the rear.

COUNCIL TAX

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



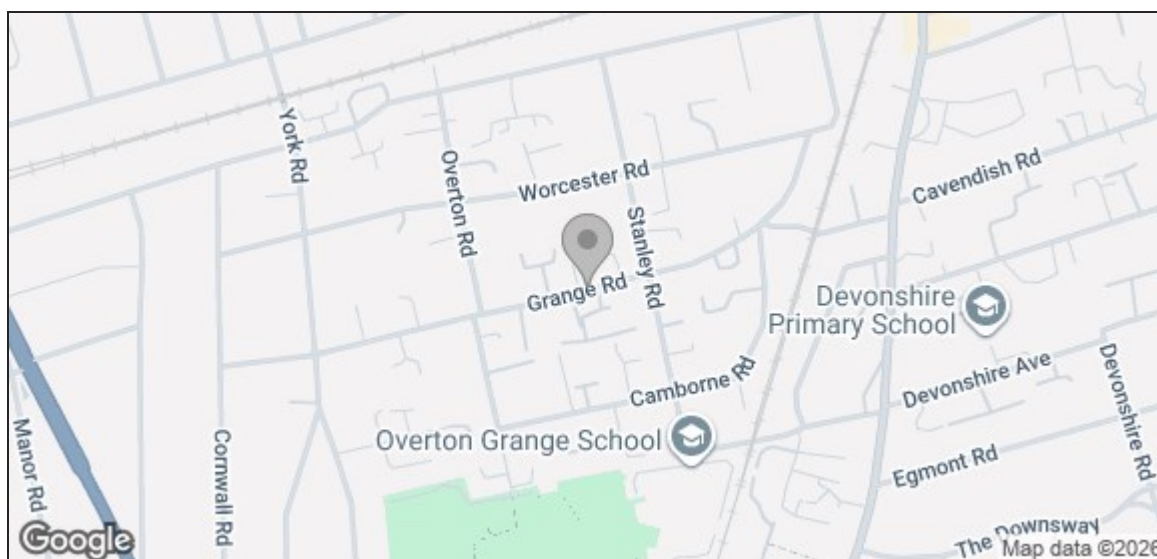
GROUND FLOOR



TOTAL APPROXIMATE FLOOR AREA 461 SQ.FT. (42.9 SQ.M.)

produced by www.darrylrixonphotography.co.uk for Williams Harlow Estate Agents

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	75
EU Directive 2002/91/EC		