

**WILLIAMS
HARLOW**

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Sutton Common Road Sutton, Surrey SM1 3HL

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS TWO BEDROOM APARTMENT TO THE MARKET. Comprising two double bedrooms, a generous reception room, modern kitchen & family bathroom. Situated on the ground floor with double glazing throughout and within walking distance to Sutton Common Station. Excellent local schools such as Westbourne Primary and Robin Hood Infants less than half a mile away. Available immediately on an unfurnished basis.

£1,250 PCM -



COMMUNAL FRONT DOOR

Leading to communal hallway

MAIN FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Large double cupboard. Wood flooring.

KITCHEN

Fitted high and low units. Rear aspect double glazed window. 1 1/2 stainless steel sink unit. Electric oven and hob with extractor fan. Wood flooring. Integrated washing machine. Space for fridge freezer.

RECEPTION ROOM

Large semi bay front aspect window. Wall lights. Coving. Electric heater. Wood floor.

BEDROOM ONE

Large front aspect double glazed window. Wood flooring. Electric heater. Coving.

BEDROOM TWO

Wood flooring. Coving. Electric heater. Large rear aspect double glazed window and side port-hole window

FAMILY BATHROOM

Electric heated towel rail. Bath with shower. Shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Fully tiled. Frosted rear aspect double glazed window. Coving.

OUTSIDE

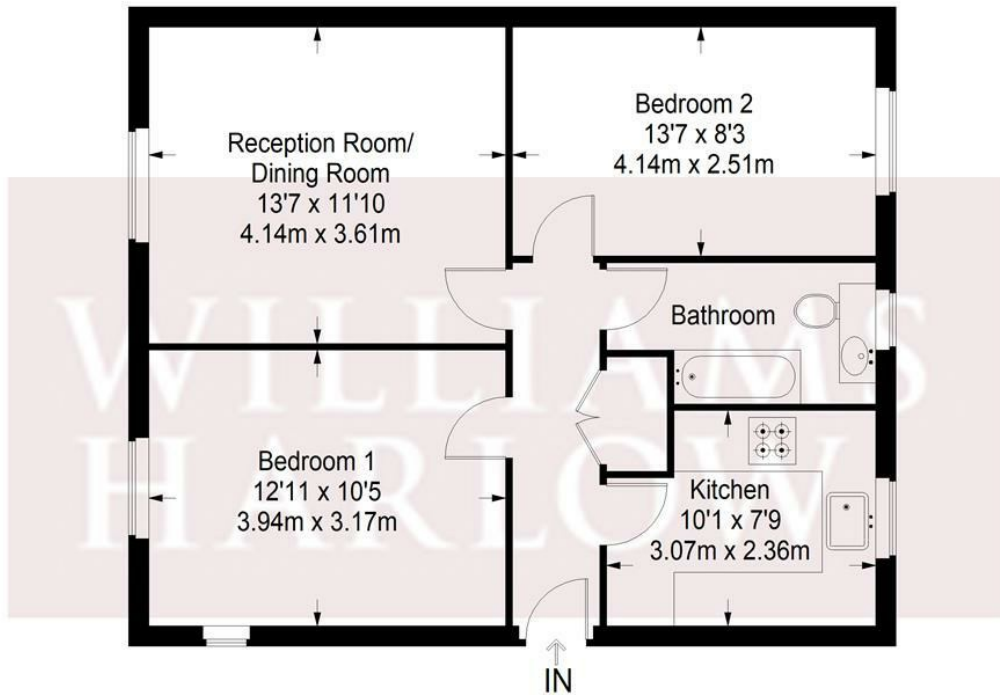
Communal gardens

COUNCIL TAX

Council Tax Band C (£1,565.06) 2020/21



Aysgarth Court, Sutton Common Road



Ground Floor = 602 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 602 sq ft / 55.93 sq m
Total = 602 sq ft / 55.93 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



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 EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales EU Directive 2002/91/EC		