

**WILLIAMS
HARLOW**

Cheam Office

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Albion Road Sutton, Surrey SM2 5TF

£1,350 PCM Unfurnished



****SINGLE OCCUPIERS ONLY**** WILLIAMS HARLOW ARE EXCITED TO BRING A CHARMING ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. This large ground floor apartment is situated within a period property and is located on a tree-lined residential road within walking distance to Sutton Town Centre and Train Station. It comprises a large double bedroom, a family bathroom, spacious reception room and fully equipped kitchen. Finished to a good standard with secure phone entry and private outdoor space. Available late February on an unfurnished basis.



COMMUNAL ENTRANCE LOBBY

ENTRANCE HALL

Storage cupboard with sliding doors, wood effect flooring, concealed radiator, thermostat for central heating, further large walk-in cupboard, main smoke alarm system, wall mounted entryphone system, doorway to:-

with private front door giving access to:-

DINING ROOM AREA

3.38 x 3.20 (11'1" x 10'6")

With full height ceiling, radiator, telephone point, archway opening to:-

The property is surrounded by well maintained communal gardens.

LOUNGE AREA

3.66 x 3.20 (12'0" x 10'6")

Radiator, window to rear, t.v. aerial point, full height ceiling, glazed door giving access to:-

FEATURE REFITTED KITCHEN

2.87 x 1.83 (9'5" x 6'0")

Modern range of wood fronted units comprising of working surfaces with inset stainless steel sink drainer with mixer tap, surface mounted four ring Halogan hob with oven and grill below and chimney extractor above, range of eye level cupboards incorporating microwave oven, integral fridge, integral freezer, dishwasher, range of cupboards and drawers below working surfaces, glazed door and window to side, part tiled walls, tiled floor, downlighters.

BEDROOM

5.38 x 3.30 (17'8" x 10'10")

Built-in wardrobes providing hanging and storage and including washing machine, window to front, radiator, strip wood flooring, full height window.

FEATURE REFITTED BATHROOM

Modern contemporary suite comprising of panelled bath with wall mounted shower attachment and glass shower screen, low level w.c., and wash hand basin with mixer tap, medicine cabinet with shelving, downlighters, part tiled walls, ceiling mounted extractor, shaver point.

OUTSIDE

Private rear garden area accessed from kitchen

PARKING

One allocated parking space located to the front.

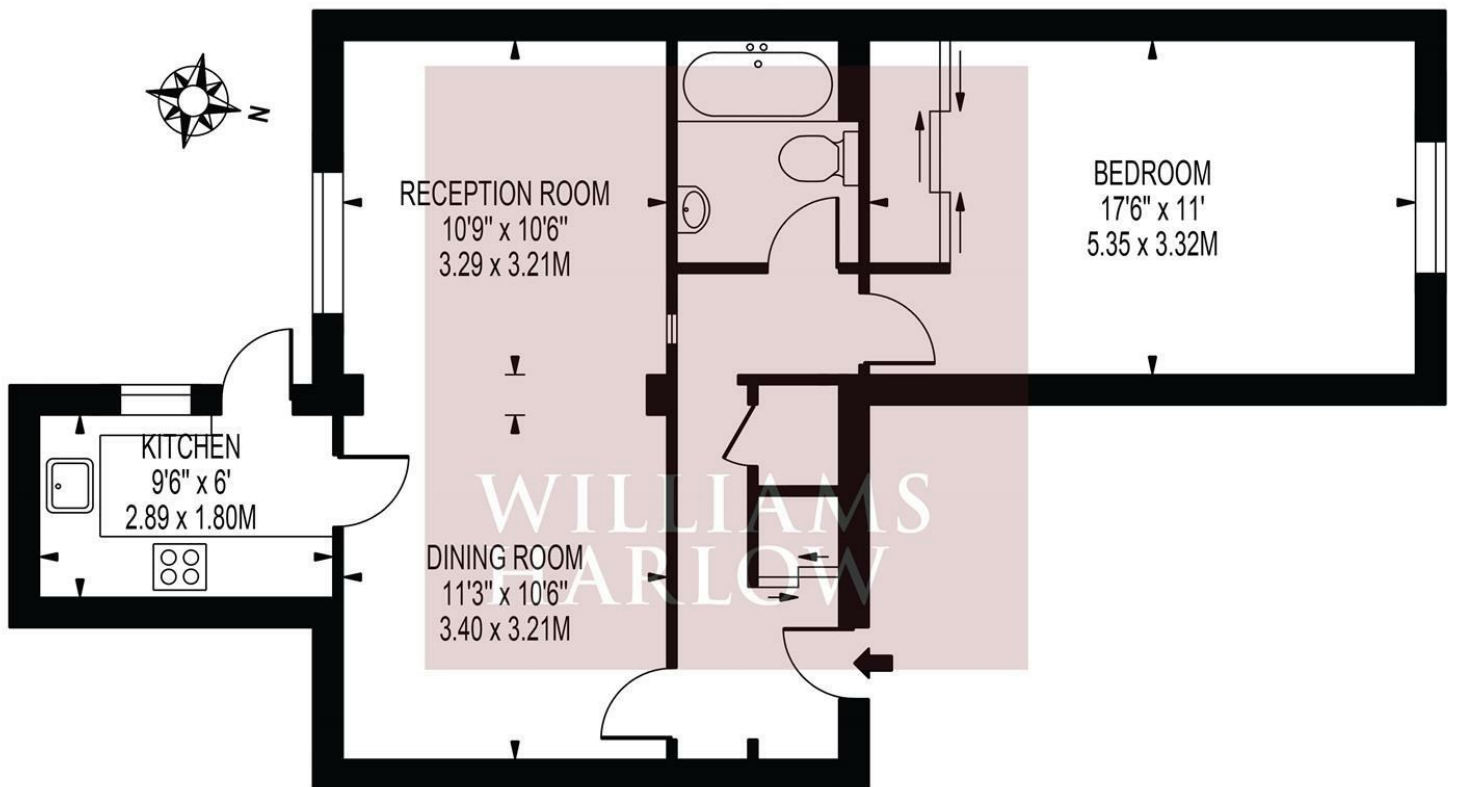
COUNCIL TAX

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



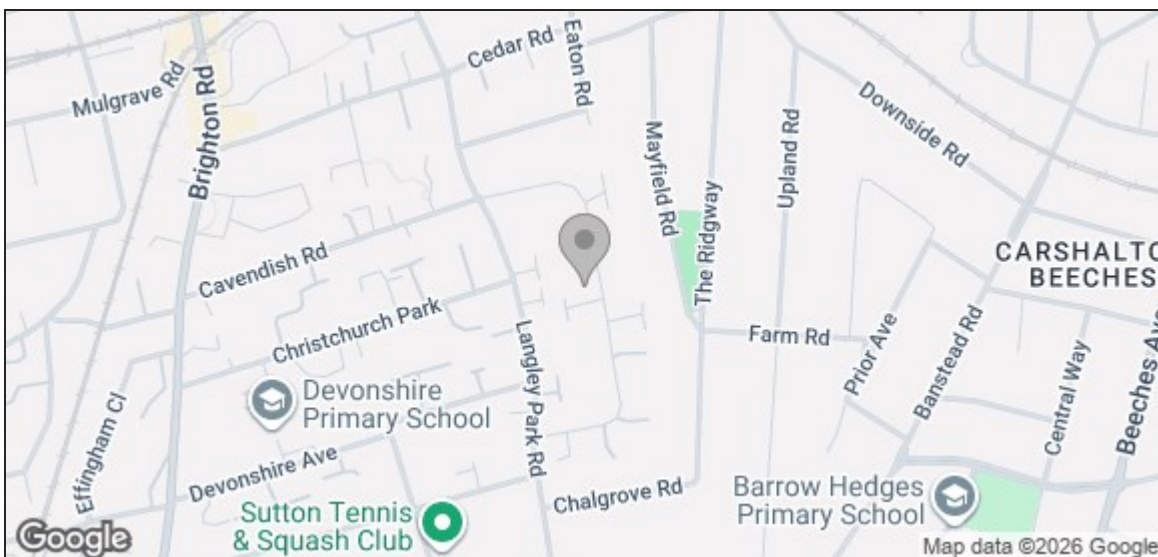
ALBION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **635 SQ FT - 59.00 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	