

Station Approach Sutton, Surrey SM2 7BW

£1,500 PCM Unfurnished

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE DELIGHTED to offer this two bedroom top (3rd) floor apartment located moments away from Cheam mainline station, the Village shops and local amenities. The property has recently been redecorated and newly carpeted and offers two bedrooms with built in wardrobes, a bright and airy reception room, a separate modern kitchen with all modern appliances and a family bathroom. Gas central heating, double glazing & an allocated parking space are all included benefits. Available immediately on an unfurnished basis



BUILDING

Purpose built block close to the local train station and all the amenities of Cheam Village

ENTRANCE

On the top (3rd) floor but the block has NO LIFT

FRONT DOOR

Opening onto newly laid carpets

HALLWAY

Providing access to all room

RECEPTION ROOM

5.00 x 3.30 (16'4" x 10'9")

Good size with huge bay window and new carpets

KITCHEN

3.23m x 2.36 (10'7" x 7'8")

Fully fitted with double glazed window and all appliances

BEDROOM ONE

4.32 x 2.77 (14'2" x 9'1")

Double size with new carpets

BEDROOM TWO

3.51 x 2.16 (11'6" x 7'1")

Double size with new carpets

BATHROOM

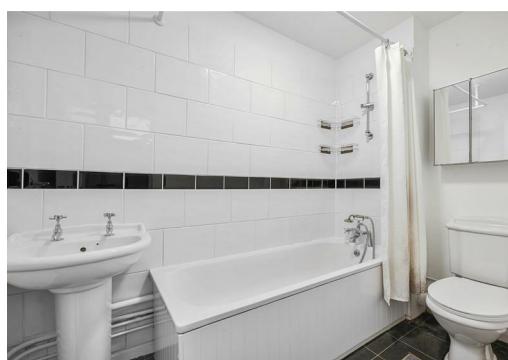
Shower over bath, WC, basin and heated towel rail

OUTSIDE

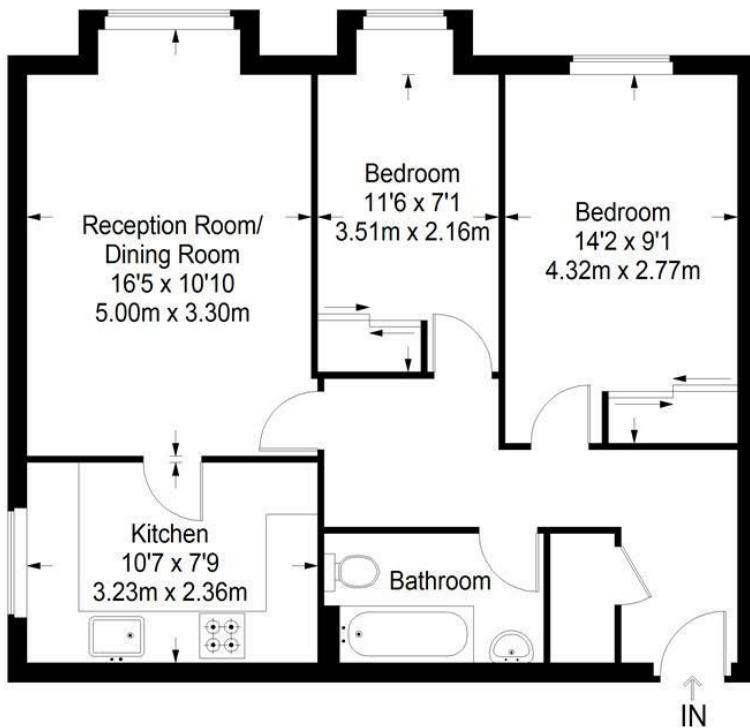
Allocated car parking space

COUNCIL TAX

Council Tax Band C (£1,925.49) 2024 / 25



Frobisher Court

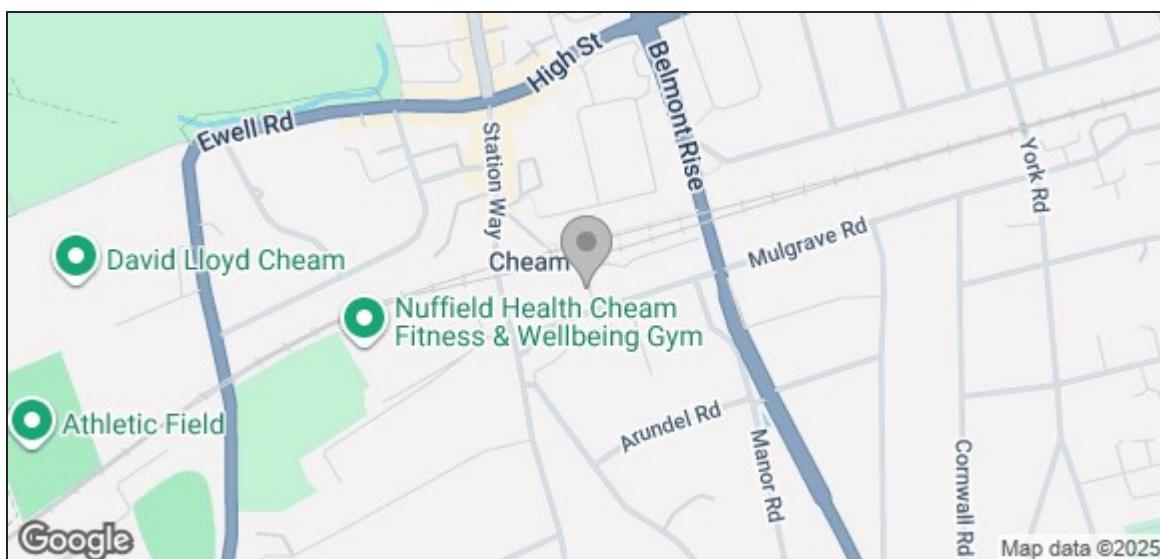


Fourth Floor = 643 sq ft

Approximate Gross Internal Area
FOURTH FLOOR = 643 sq ft / 59.73 sq m
Total = 643 sq ft / 59.73 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		75	77
EU Directive 2002/91/EC			