

**WILLIAMS
HARLOW**

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STUDIO APARTMENT**SINGLE OCCUPIERS ONLY WILLIAMS HARLOW ARE PRESENTING A MODERN STUDIO apartment located on the first floor of this purpose built block within an easy walk of Sutton town centre and mainline train station. There is a fully fitted kitchen with fridge and washing machine, stylish shower room and garage located to the rear. Available immediately.

£1,050 PCM Unfurnished



COMMUNAL FRONT DOOR

Entry phone system. Stairs rising to:

FIRST FLOOR LANDING

Leading to:

PRIVATE DOOR

Giving access through to:

ENTRANCE HALL

2.21m x 0.79m (7'3 x 2'7)

Wood effect flooring. Storage cupboard housing water tank and providing storage. Wall mounted time clock and control gear for hot water. Wall mounted circuit breakers. Doorway providing access through to:

STUDIO ROOM

3.66m x 3.07m (12'0 x 10'1)

Full height window to front and further bay window to the front. Entry phone system. Wall mounted electric heater. Dimmer switch. Coving. TV aerial point. Built in wardrobes with further storage cupboards to side. Pull down bed. Archway opening through to:

FULLY FITTED KITCHEN

2.18m x 1.57m (7'2 x 5'2)

Roll edge work surfaces incorporating stainless steel sink drainer with mixer tap. There are cupboards and drawers below the work surface with integral fridge freezer. Integral washer/dryer. Oven and grill. Surface mounted four ring electric hob with stainless steel splashback and chimney extractor above. A comprehensive range of eye level cupboards benefitting from under lighting. Tiled walls and wood effect flooring.

SHOWER ROOM

Large walk in shower with wall mounted controls and rain shower. Separate wall mounted shower attachment. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Part tiled walls. Mirror. Shaver point. Tiled floor.

OUTSIDE

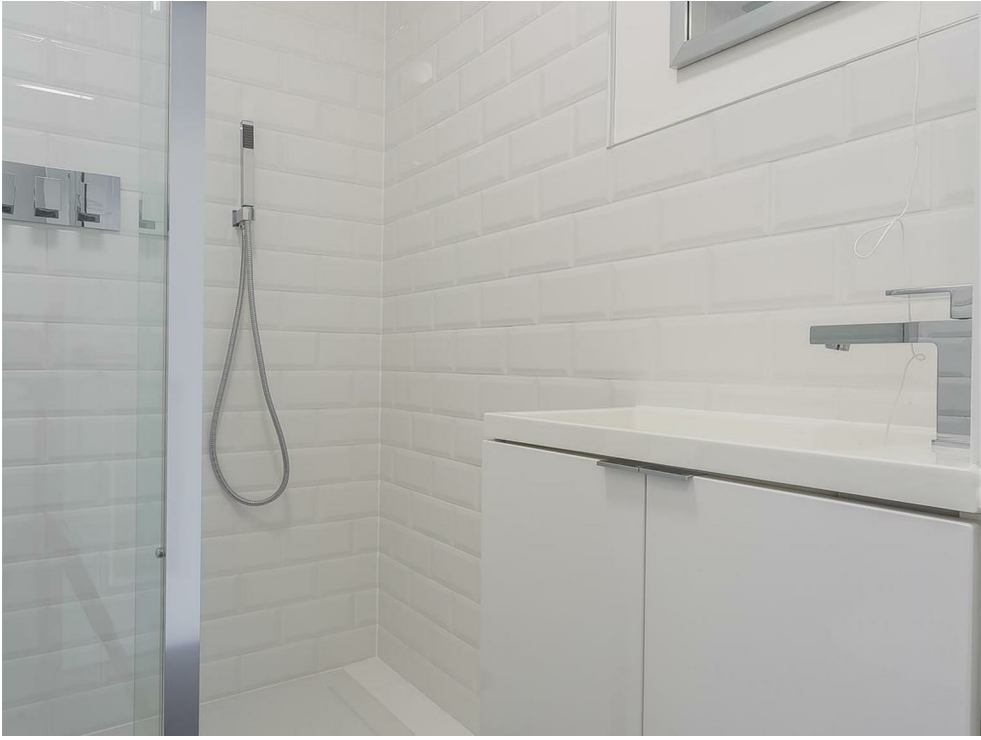
The property benefits from being surrounded well maintained communal gardens comprising of areas of lawn, flower and shrub borders and some mature trees.

GARAGE

There is a garage located to the rear of the property with a metal up and over door and useful eaves storage above.

COUNCIL TAX

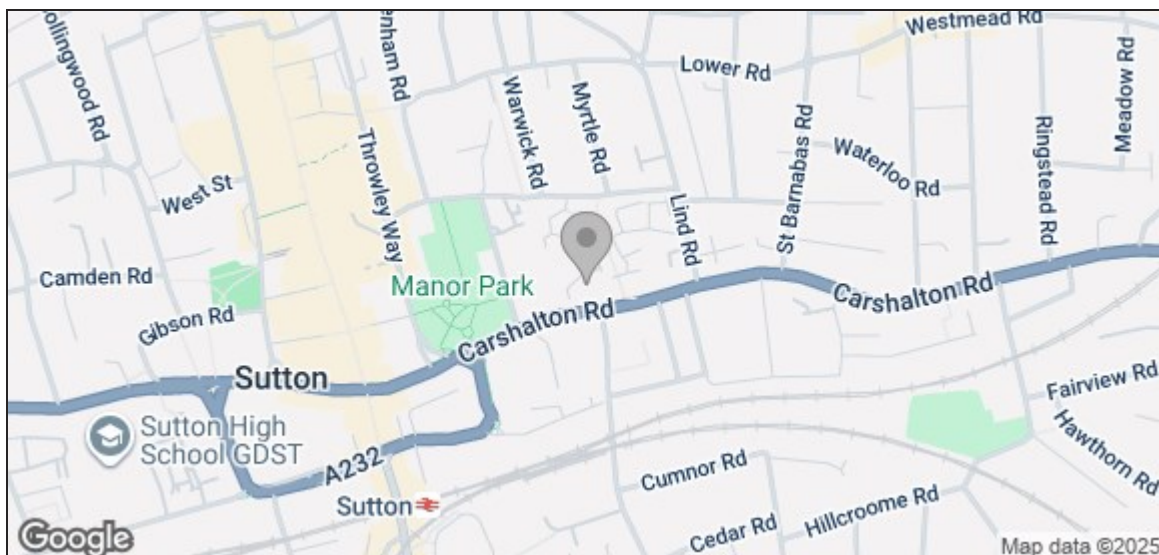
Council Tax Band B (£1,369.43) 2020/21





DISPLAYING FOLD AWAY BED

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE
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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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
EU Directive 2002/91/EC		