

## 31 Grove Road Sutton, SM1 2AB

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS NEWLY REDCORATED TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the second floor of a purpose-built block located on a tree-lined residential road a short walk from Sutton Train Station. The apartment consists of a large open-plan kitchen-lounge with integrated appliances, two equal size double bedrooms and a family bathroom. Newly redecorated and newly carpeted, the apartment is in excellent condition and benefits from an allocated space in the secure, gated rear car park. Available immediately on an unfurnished basis.

£1,700 PCM Unfurnished



## BUILDING

Purpose-built on a tree-lined residential road

## ENTRANCE

Secure phone entry and located on the second floor

## HALLWAY

New flooring and provides access to all rooms:

## KITCHEN-LOUNGE

Integrated appliances and new flooring in this generous sized room to the rear of the building

## BEDROOM ONE

Double size room, new carpets, double glazing, built-in double wardrobe

## BEDROOM TWO

Newly carpeted, double size room with double glazed windows

## BATHROOM

Shower over bath, WC, hand-basin and heated towel rail

## OUTSIDE

Allocated car parking space to the rear through secure gates.

## COUNCIL TAX

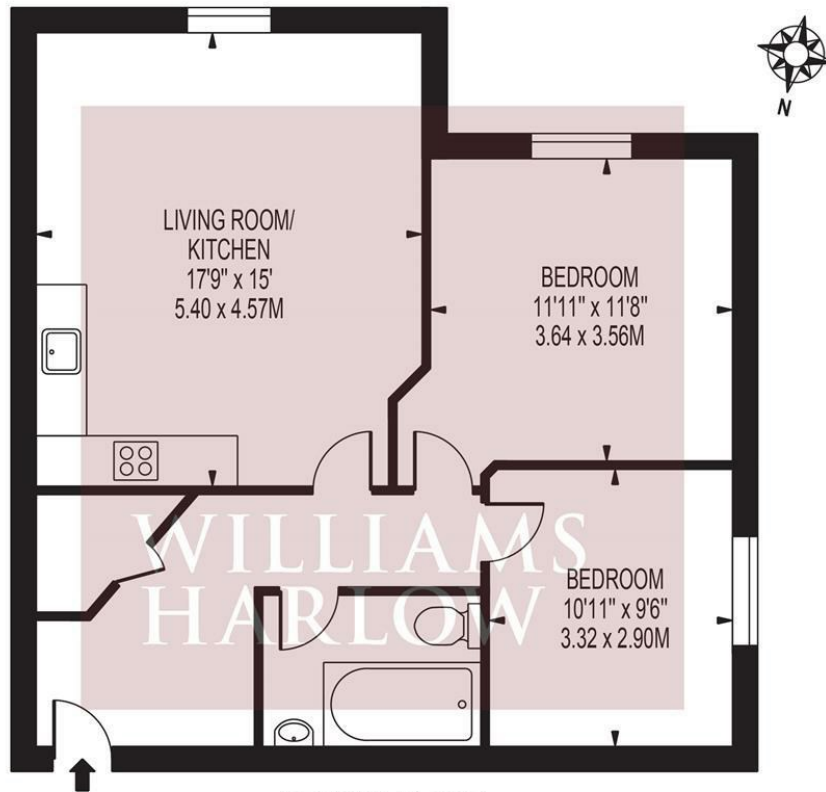
Council Tax Band D (£2,269.72) 2025 / 26





## WEST GROVE COURT

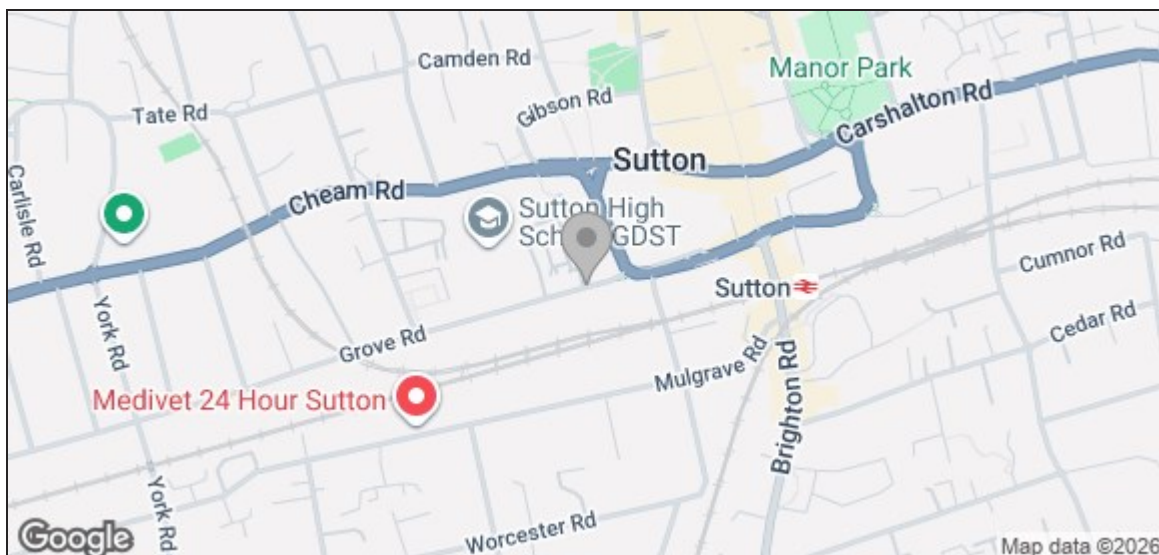
APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.00 SQ M



### SECOND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	84
	EU Directive 2002/91/EC	