

**WILLIAMS
HARLOW**

Cheam Office
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

Station Approach Sutton, Surrey SM2 7BW

£1,500 PCM Unfurnished



WILLIAMS HARLOW ESTATE AGENTS OF CHEAM IS 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 refurbished offering 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, a private garage are all included benefits.



COMMUNAL ENTRANCE

Giving access to the:

COMMUNAL LOBBY

Stairs to all floors.

THIRD FLOOR (TOP FLOOR)

Giving access to:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Storage cupboard. Radiator.

LOUNGE

Double aspect. Double glazed window. New carpet. Radiator.

KITCHEN

Range of white wall and base units. Window to the side aspect.
New appliances .Cooker. Washing machine. Fridge freezer.

BEDROOM ONE

Built in wardrobe. New carpet. Window to the rear aspect.
Radiator.

BEDROOM TWO

Built in wardrobe. New carpet. Window to the rear aspect.
Radiator.

BATHROOM

Bath with shower overhead. WC. Sink unit. Heated towel rail.

OUTSIDE

Communal Gardens

GARAGE

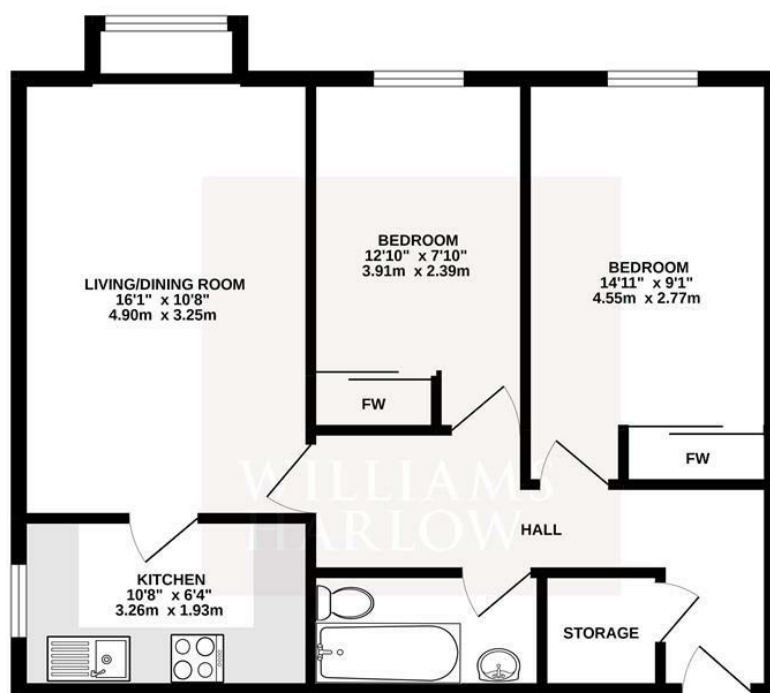
A single garage en block.

COUNCIL TAX

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



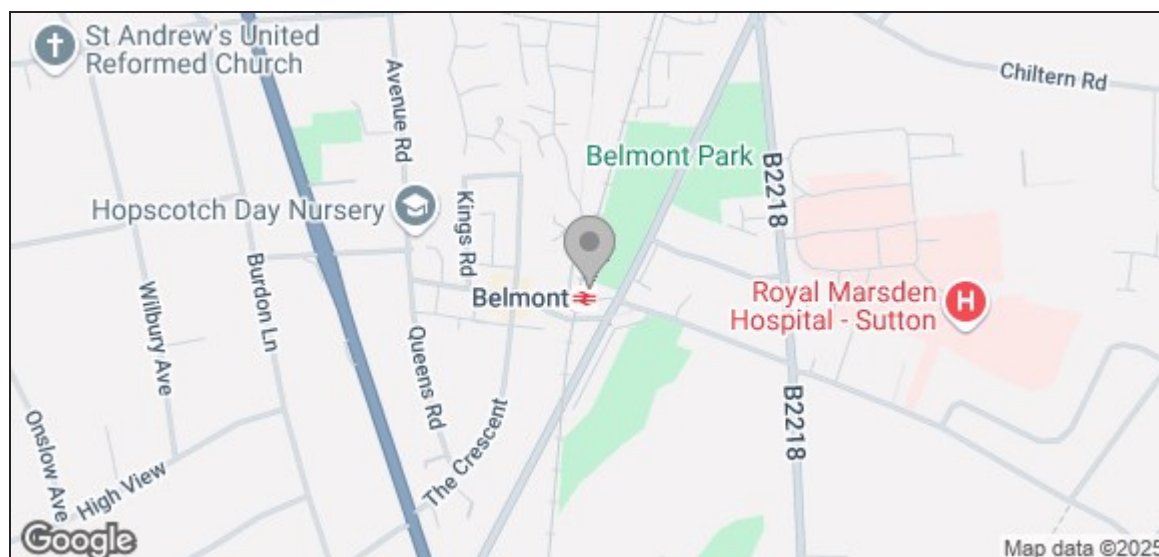
3RD (TOP) FLOOR



TOTAL APPROXIMATE FLOOR AREA 628 SQ.FT. (58.4 SQ.M.)

produced by www.darrylrixonphotography.co.uk for Williams Harlow Estate Agents

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (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 | | |