

Howell Hill Sutton, SM2 7LQ

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS MODERN LUXURY APARTMENT TO THE MARKET. Finished to an impeccable high standard and located close to Banstead, Cheam and Epsom, this ground floor apartment is wonderfully impressive. Two large double bedrooms, two beautiful bathrooms (1 en-suite), high-end integrated white goods in the expansive kitchen-diner-lounge and the private front terrace is accessible from the lounge area AND both bedrooms. Stylish parquet flooring, secure video entry and individual bike storage are a few additional benefits. Available mid-February on an unfurnished basis.

£2,400 PCM Unfurnished



ENTRANCE & CAR PARK

Gated, secure car park with allocated spaces

BUILDING

New build development of 9 apartments with video phone entry

FRONT DOOR

Secure video entry

HALLWAY

Storage cupboard, video control panel and access to

RECEPTION

Spacious reception room with vaulted ceilings and direct access to the private front terrace area

KITCHEN

Open plan with the reception room with integrated high-end appliances

BEDROOM 1

Double size room with built-in wardrobes and drawers and direct terrace access

EN-SUITE

Tiled room with shower over bath, double basin, WC and heated towel rail

BEDROOM 2

Double room with double built-in wardrobes and terrace access

BATHROOM

Large tiled room with shower cubicle, basin, WC and heated towel rail

TERRACE

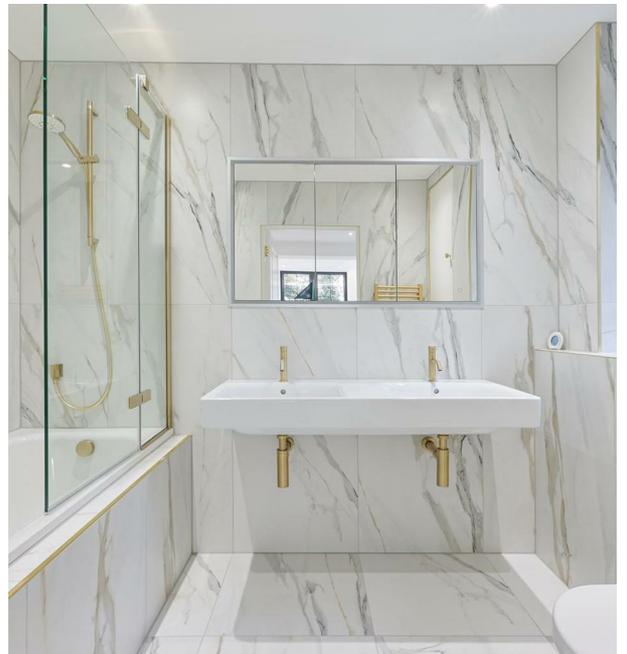
Private front terrace, with access from reception room and both bedrooms

OUTSIDE

Allocated car parking and private bike storage unit

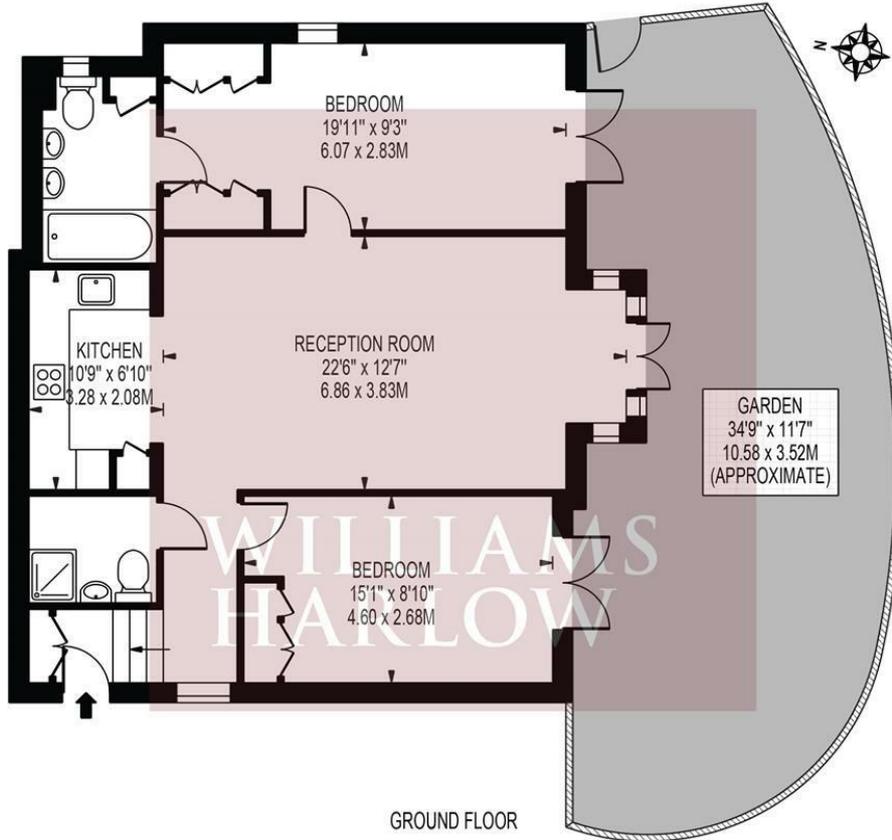
COUNCIL TAX

Council Tax Band D (£2416.84) 2025 / 26



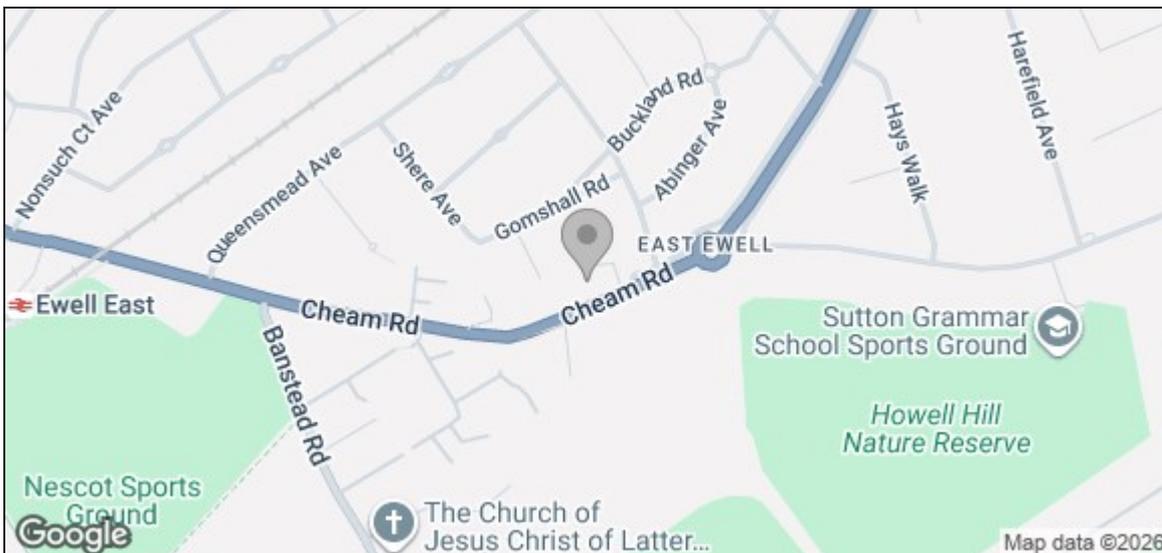
FIELD VIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: **822 SQ FT - 76.34 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	84	84
(69-80)	C		
(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	