

California Close

Sutton, Surrey SM2 6DQ

WILLIAMS HARLOW ESTATE AGENTS ARE PLEASED TO OFFER THIS; Bright and Spacious top floor apartment, Village location, walking distance of Belmont main line station and bus terminus, restaurants, sought after local schools. Lift service to all floors; The property offers open plan Living with Lounge open to Kitchen with integrated appliances, Master bedroom with en-suite, further double bedroom, Family bathroom, allocated parking, double glazing, gas heating system. NO ONWARD CHAIN

Offers In Excess Of £310,000 - Leasehold



COMMUNAL FRONT DOOR

Located to the rear of the property with security video phone access. Giving access to:

COMMUNAL ENTRANCE HALL

Stairs leading to upper floors and door through to lift area.

OWN FRONT DOOR

Leading through to:

ENTRANCE HALL

Security video entry phone. 2 x radiators. 2 x storage cupboard, one housing wall mounted gas boiler.

LIVING ROOM

4.70m x 2.95m (15'5 x 9'8)

Dual aspect, 2 x front aspect double glazed windows, 2 x side aspect double glazed windows. Radiator. Open plan through to:

KITCHEN AREA

3.35m x 3.23m (11'0 x 10'7)

1 1/2 bowl sink unit. Range of wall and base units. Four ring gas hob with stainless steel extractor chimney above and oven below. Integrated washing machine, dishwasher, fridge and freezer. Tiled splashbacks. Laminate floor.

BEDROOM ONE

3.40m x 3.35m (11'2 x 11'0)

Front aspect double glazed bay window. Range of fitted wardrobes. Radiator.

EN-SUITE

2.74m x 1.70m (9'0 x 5'7)

Shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Heated towel rail. Extractor fan. Laminate wood flooring. Shaver point.

BEDROOM TWO

3.84m x 2.74m (12'7 x 9'0)

Side aspect double glazed window. Radiator.

FAMILY BATHROOM

2.54m x 1.70m (8'4 x 5'7)

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls and tiled floor. Extractor fan.

OUTSIDE

Well kept communal areas.

PARKING

Allocated parking bay.

LEASE

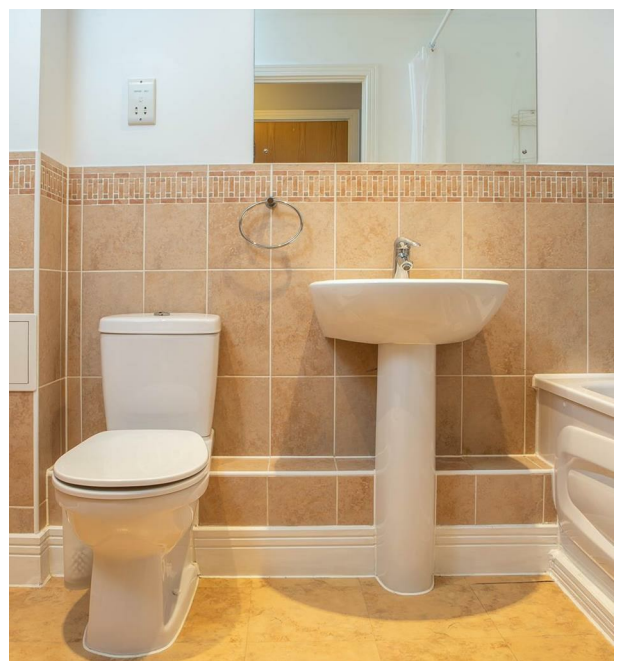
125 years from 1st March 2004 (108 years remaining).

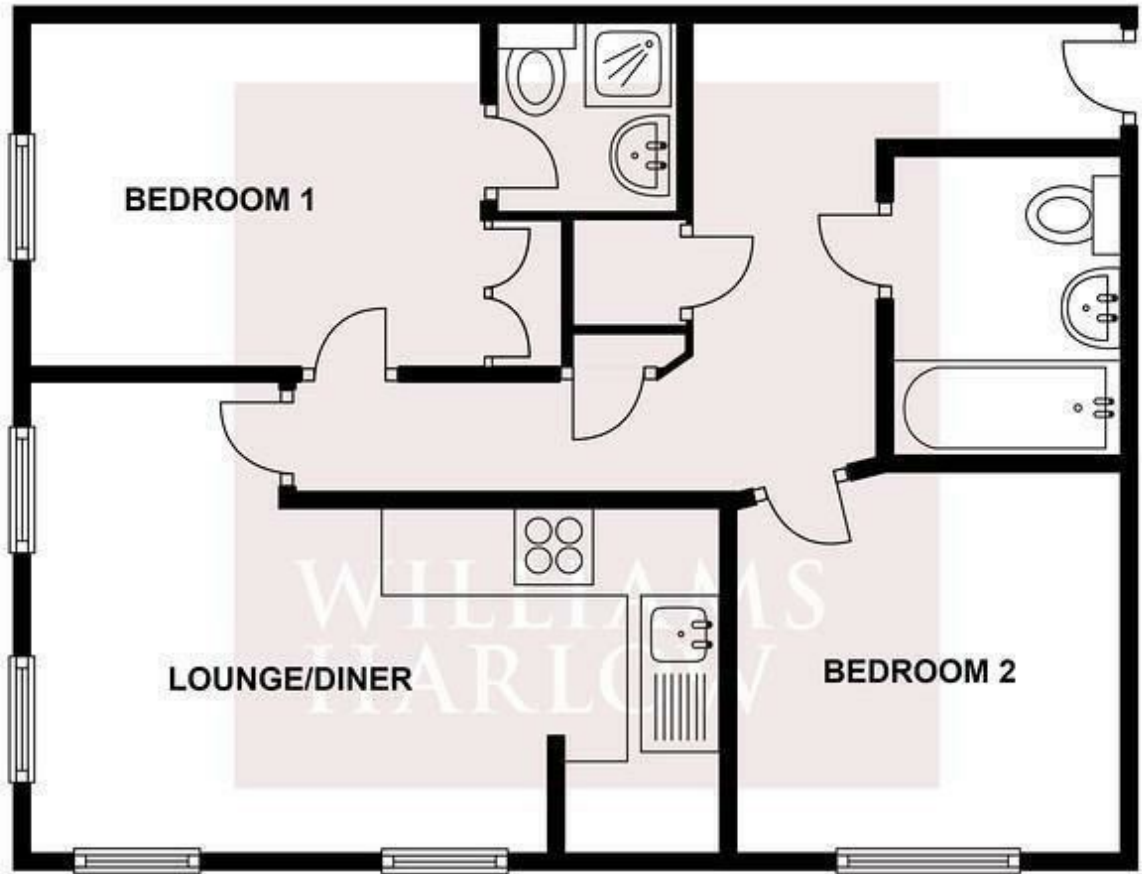
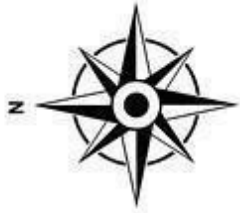
SERVICE CHARGES

Approximately £1,811 p.a.

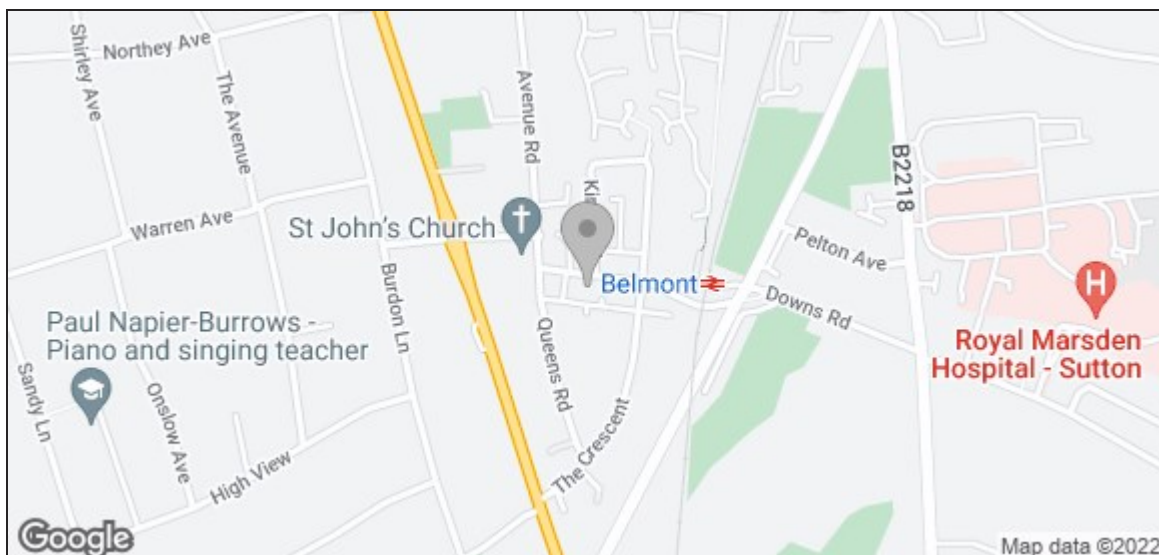
GROUND RENT

£200 p.a.





Approximately 75 square meters



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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		