

Sutton Grove

Sutton, Surrey SM1 4TQ

****SINGLE OCCUPIERS ONLY**** WILLIAMS HARLOW IN CHEAM IS DELIGHTED TO OFFER THIS STUDIO APARTMENT IN SUTTON. Situated on the first floor of a secure block, the studio is within easy reach of the mainline station and all local amenities. A spacious room with bedroom area and built in double wardrobes, a separate kitchen and bathroom. The property is in good condition and recently newly carpeted. Double glazed, gas central heating PLUS garage. Available early February on an unfurnished basis.

£1,000 PCM Unfurnished



ENTRANCE

Set back off the main road and with secure phone entry system

FRONT DOOR

Situated on the first floor

KITCHEN

Galley-style kitchen with electric hob, oven and washing machine with plenty of knee and eye-level storage units

BATHROOM

Shower over bath, WC, hand basin and heated towel rail with frosted window.

MAIN ROOM

Very spacious with large double glazed window with a double bed size area partially partitioned by the built-in double wardrobes.

OUTSIDE

Landscaped communal grounds

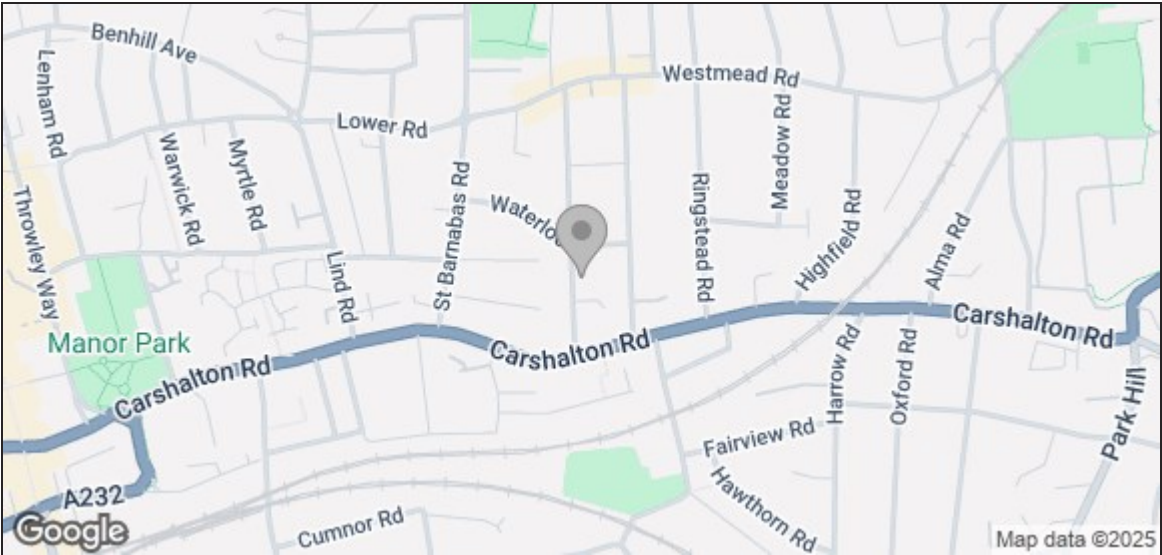
GARAGE

Private garage situated en-bloc

COUNCIL TAX

Council Tax Band B (£1,684.80) 2024 / 25





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	