

Aysgarth Court Sutton, Surrey SM1 3HL

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS TWO BEDROOM APARTMENT TO THE MARKET. Comprising two good sized double bedrooms, a generous lounge/dining room, modern kitchen & family bathroom. A quiet and convenient location for all of Sutton's amenities and great transport links as it is within walking distance to Sutton Common Station Excellent local schools such as Westbourne Primary and Robin Hood Infants are less than half a mile away. Available immediately on an unfurnished basis.

£1,500 PCM Unfurnished



COMMUNAL FRONT DOOR

Leading to communal hallway and stairs to first floor

PRIVATE FRONT DOOR

Leading to :-

ENTRANCE HALL

Large double cupboard housing new boiler. Coving. Wood effect laminate flooring.

KITCHEN

Fitted high and low units. Rear aspect double glazed window. 1 1/2 stainless steel sink unit. Electric oven and hob with extractor fan. Wooden effect laminate flooring. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Plumbing for washing machine.

LIVING/DINNING ROOM

Large semi bay front aspect window. Wall lights. Coving. Electric heater.

BEDROOM ONE

Large front aspect double glazed window. Wood effect laminate flooring. Electric heater. Coving.

BEDROOM TWO

Wooden effect laminate flooring. Coving. Electric heater. Large rear aspect double glazed window.

BATHROOM

Electric heated towel rail. Bath with shower. Shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Tiled floor. Frosted rear aspect double glazed window. Coving.

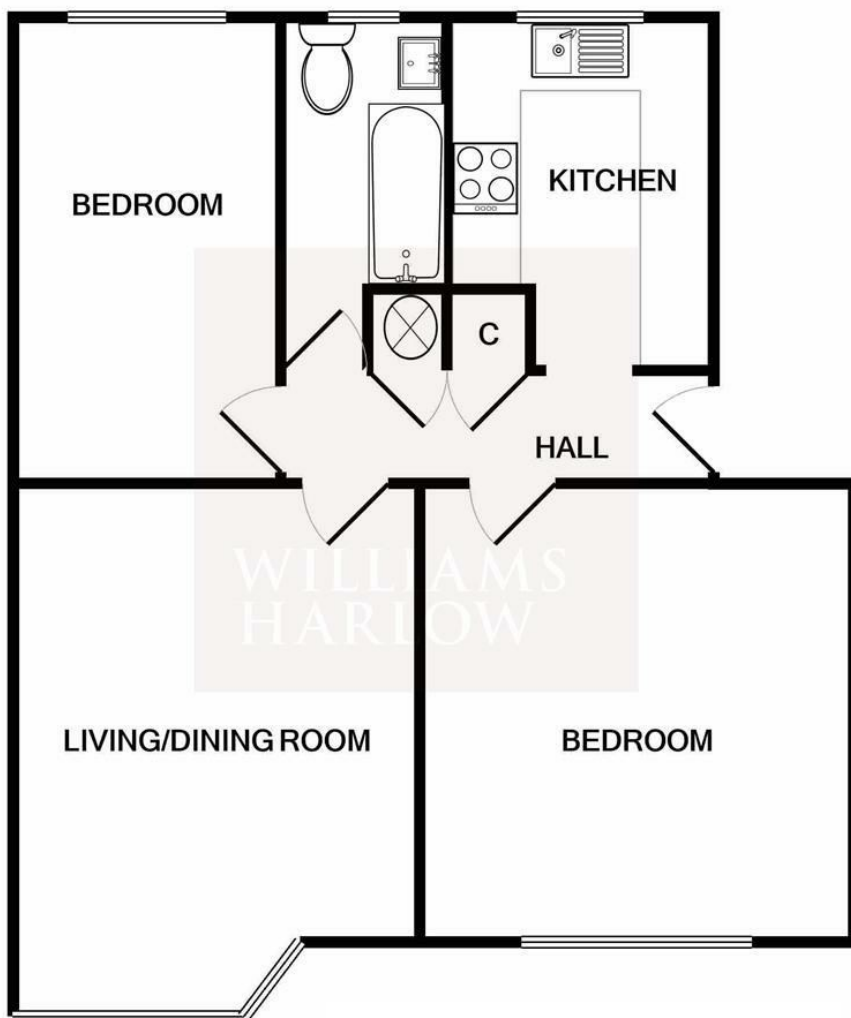
OUTSIDE

Communal gardens

COUNCIL TAX

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





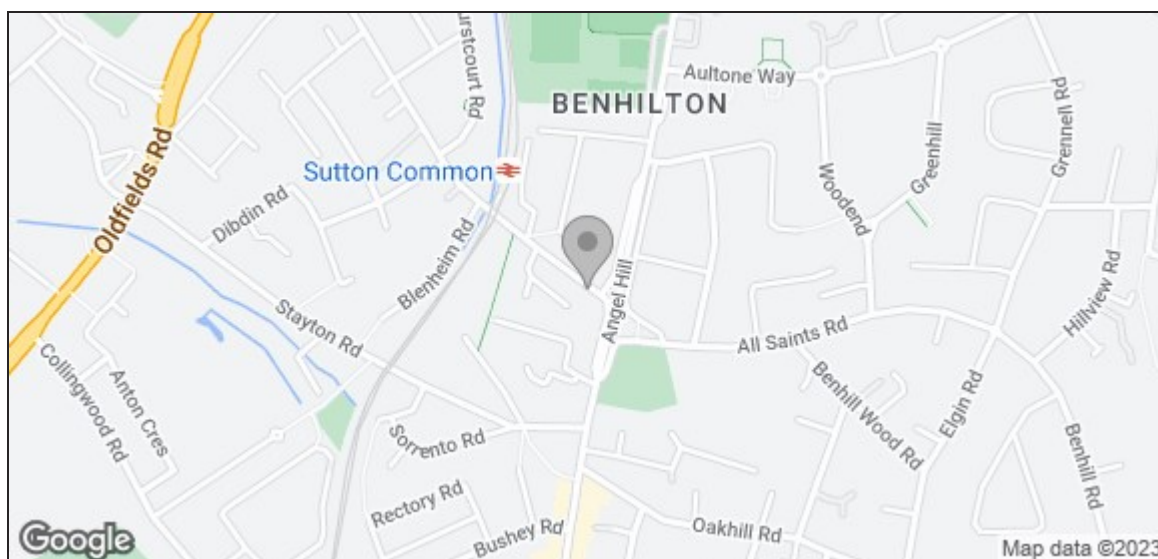
TOTAL APPROXIMATE FLOOR AREA 617SQ.FT. (57.3 SQ.M.)

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.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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No liability is accepted for any errors or omissions within this floorplan drawing, as its only intended purpose is solely as a visual guidance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	59	81
	EU Directive 2002/91/EC	