

84 Worcester Road Sutton, Surrey SM2 6QQ

WILLIAMS HARLOW IN CHEAM ARE DELIGHTED TO OFFER THIS LARGER THAN AVERAGE ONE BEDROOM APARTMENT. Situated on one of Sutton's tree-lined residential roads, this second floor (top) flat is very well presented throughout and comprises a double bedroom with fitted wardrobes, the bathroom is en-suite with shower and bath. There is a further separate WC next to a large utility room which houses the washing machine and boiler, a spacious reception room gives access to the modern fitted kitchen with integrated appliances. The flat benefits from an allocated off street parking space and is available immediately on an unfurnished basis.

£1,350 PCM Unfurnished



BUILDING

Tree-lined residential road only approx. 15 mins walk from town centre & train station

ENTRANCE

Purpose-built block of three floors with secure phone entry

FRONT DOOR

Located on the top (2nd) floor

HALLWAY

Provides access to all rooms:

BEDROOM

4.27m x 1.83m (14'0" x 6'0")

Double size with fitted wardrobes and carpets

BATHROOM

Shower, bath, basin, WC and heated towel rail

RECEPTION ROOM

6.10 x 3.33 (20'0" x 10'11")

Spacious room with large double-glazed windows and open doorway to.....

KITCHEN

3.35m x 1.83m (10'11" x 6'0")

Accessed directly from the spacious reception room is the modern, designer kitchen with all integrated appliances

OUTSIDE

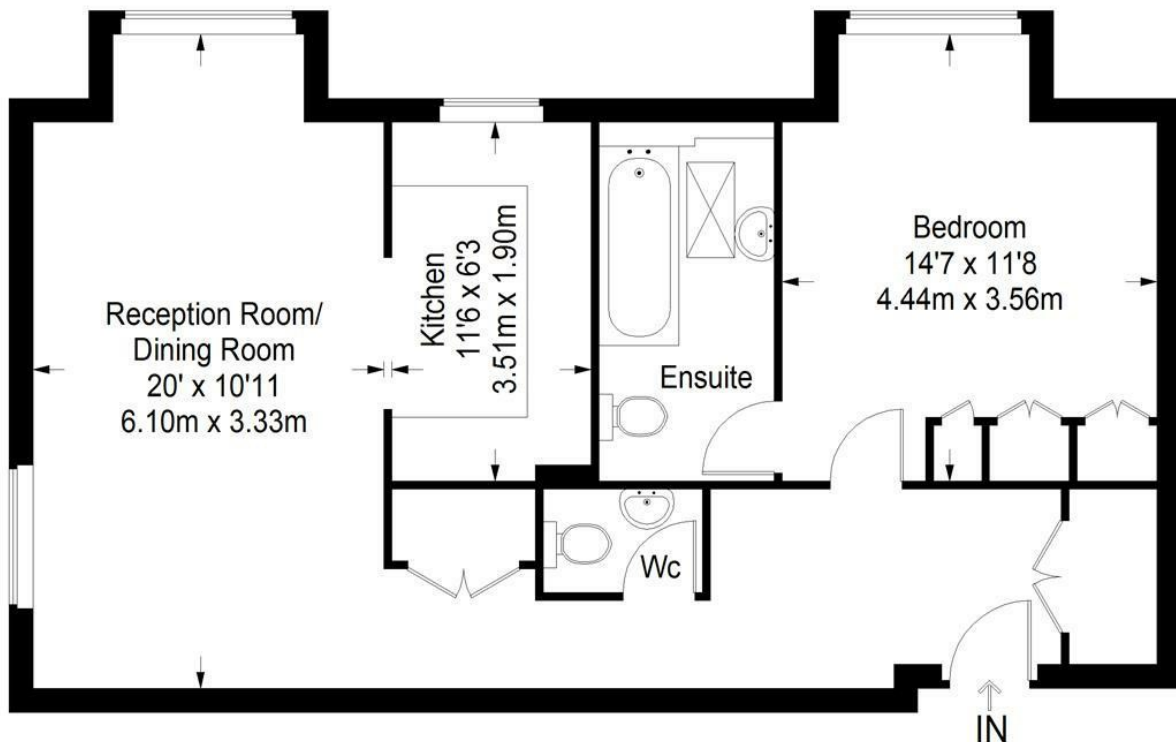
Allocated off-street car parking space

COUNCIL TAX

Council Tax Band C (£2,017.53) 2025 / 26



Worcester House

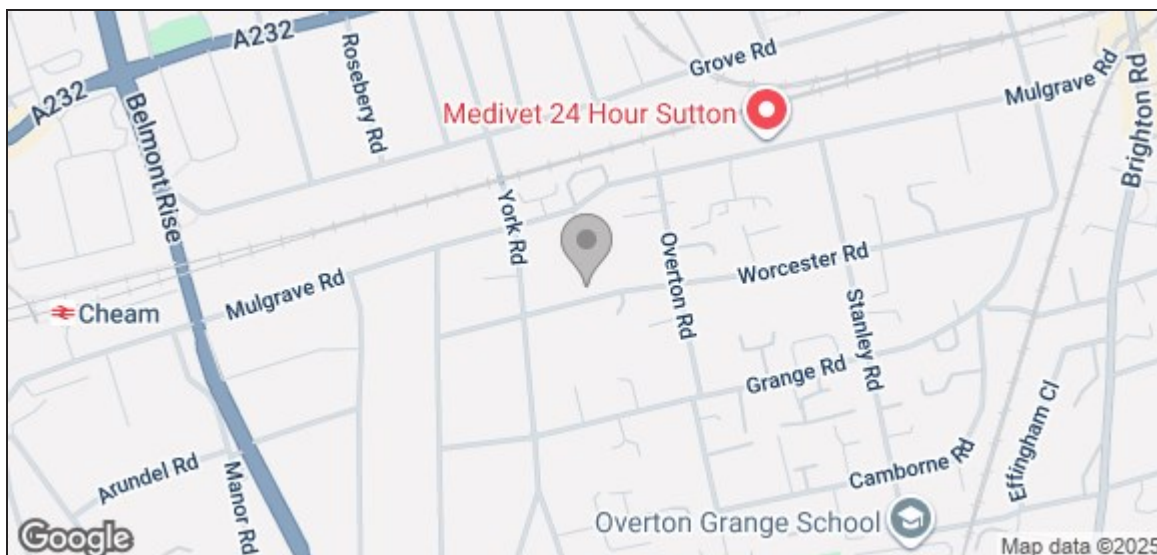


Third Floor = 654 sq ft

Approximate Gross Internal Area
THIRD FLOOR = 654 sq ft / 60.76 sq m
Total = 654 sq ft / 60.76 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		