

**WILLIAMS
HARLOW**

Cheam Office

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Sutton Grove

Sutton, Surrey SM1 4TQ

£1,000 PCM Unfurnished



****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.



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

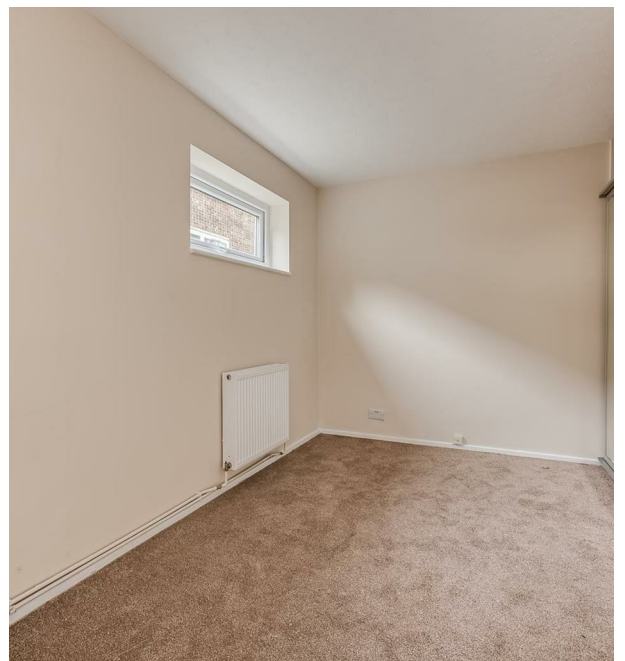
Landscaped communal grounds

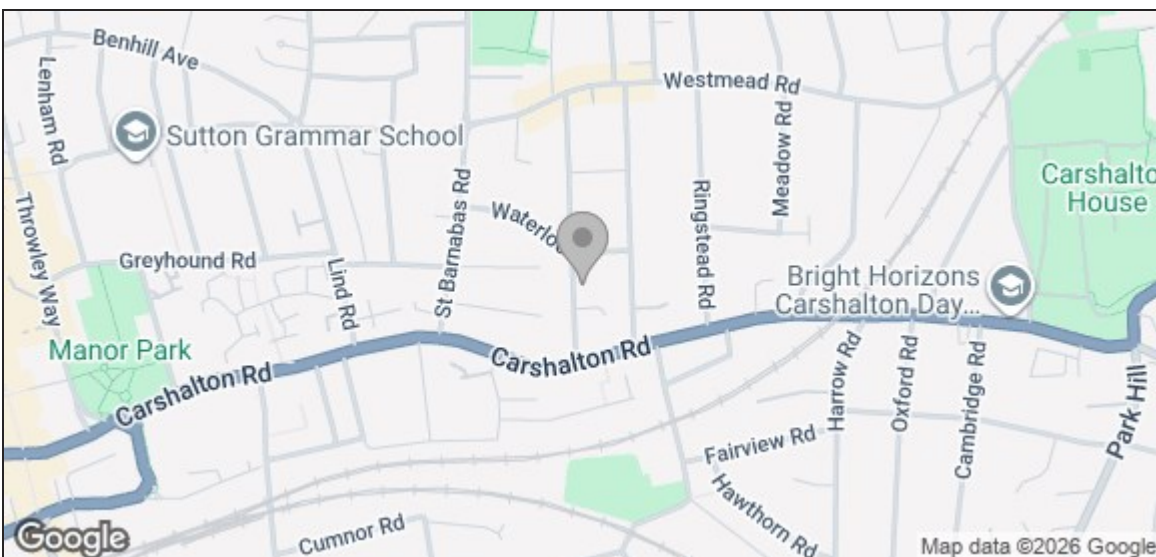
GARAGE

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	