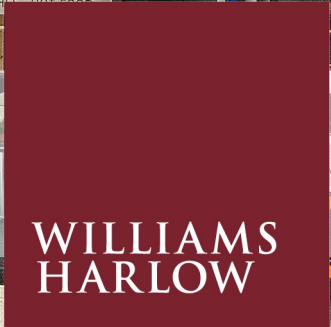




London Road, Sutton, Surrey SM3 9BY
Offers In The Region Of £230,000 - Leasehold




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WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT THIS REFURBISHED TWO BEDROOM FLAT TO THE MARKET. Situated on the second floor with southern skyline views of Surrey, the property is in excellent decorative order having recently undergone refurbishment. Consisting of two bedrooms (ONE DOUBLE, ONE SINGLE), a good size reception room, bathroom with separate WC and a family kitchen with private balcony. The property is within walking distance of local shops, bus stops into Sutton centre and the Sainsbury's superstore. NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

ENTRANCE

Secure communal entrance from the pavement

FRONT DOOR

Second floor and leading into

HALLWAY

Newly laid carpet providing access to all rooms.....

RECEPTION ROOM

Good size at the front of the building with double glazed front aspect, feature fireplace and new wood laminate flooring

BEDROOM 1

Double size carpeted room with double glazed windows and free-standing wardrobes in situ

BEDROOM 2

Single size bedroom at the front of the apartment with carpet and double glazed window

KITCHEN

A good size kitchen with brand new appliances, new boiler and with space for table and chairs

BATHROOM

Shower over bath and hand basin

SEPARATE WC

WC.

BALCONY

Accessible from kitchen with skyline southern views

LEASE

108 years remaining.

SERVICE CHARGES

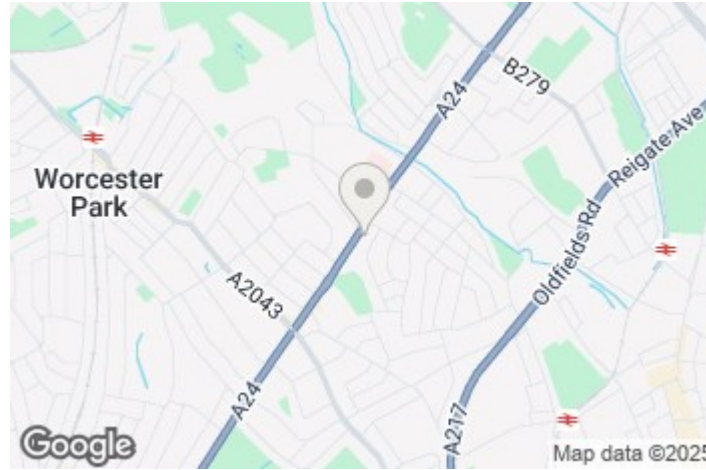
Approximately £706.04 payable quarterly.

GROUND RENT

Approximately £50.00 every 6 months.

COUNCIL TAX

Council Tax Band C (£1,650.27) 2021 / 22



Cheam Office

Call: 020 8642 5316

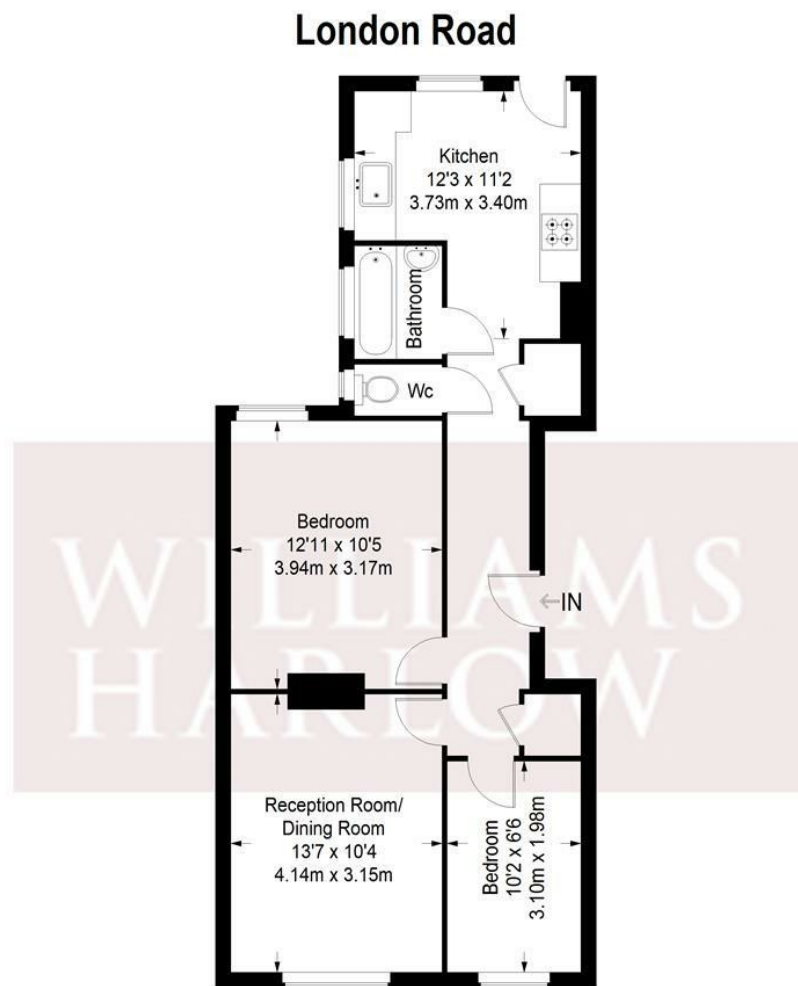
5 The Broadway, Cheam, Surrey,

SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Second Floor = 600 sq ft

Approximate Gross Internal Area
SECOND FLOOR = 600 sq ft / 55.74 sq m
Total = 600 sq ft / 55.74 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)

