



34 Kingswood Drive, Sutton, SM2 5NT
£975 PCM -



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on a popular development within walking distance to Sutton Town Centre and presented in good decorative order. Consisting of one double bedroom, a good-sized bathroom, a spacious reception room and fully equipped kitchen. Benefitting from gas central heating, double glazing and an allocated car parking space. Available Beginning January 2022 on an unfurnished basis.

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

ENTRANCE

Secure Phone Entry

FRONT DOOR

HALLWAY

Providing access to all rooms with wood laminate flooring

BEDROOM

Good size double room with built-in wardrobes and double-glazed windows

BATHROOM

Shower over bath, WC and basin

LOUNGE

Spacious lounge with double-glazed window, wood laminate flooring and feature wall with direct access to...

KITCHEN

....a galley kitchen accessed from the lounge. Fully equipped with a window overlooking the nearby fields.

OUTSIDE

communal gardens

ALLOCATED CAR PARKING

Allocated car parking bay

COUNCIL TAX

Council Tax Band C (£1,650) 2021/22

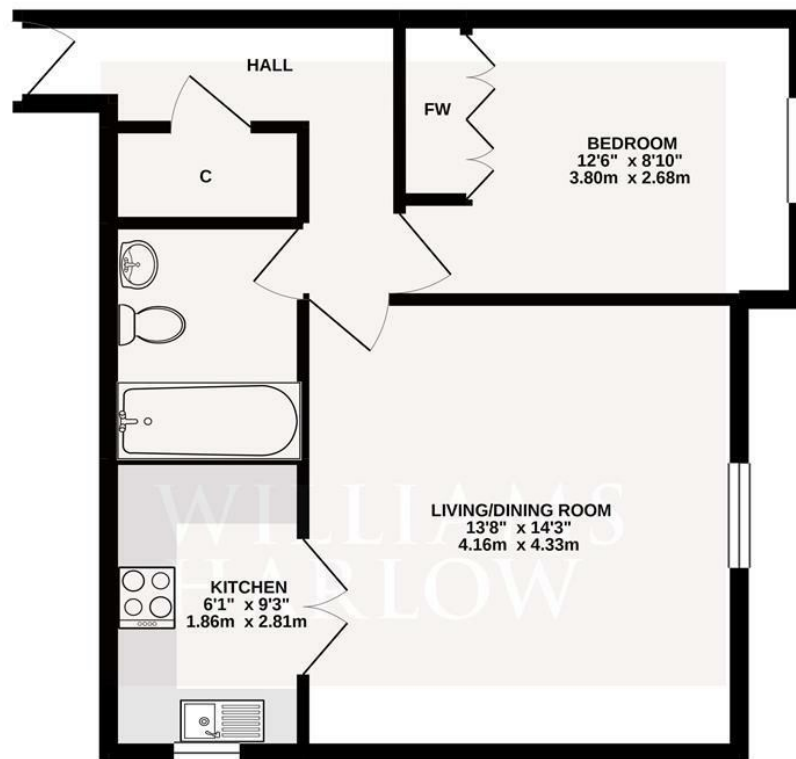


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 477 SQ.FT. (44.4 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

produced by www.darrylrixonphotography.co.uk

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

produced for WILLIAMS HARLOW ESTATE AGENTS copyright protected, copying or editing any of this content requires written consent from the producer

**WILLIAMS
HARLOW**