

Cheam Road, Sutton SM1 2SU

Monthly Rental Of £1,700 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to offer to the market this spacious two double bedroom apartment. Positioned on the top floor this property has an abundance of space creating a light and airy feel. Further benefits of the apartment include 2 double bedrooms, garage, family bathroom. The property is in Sutton and is within walking distance to the Sutton town centre with its coffee bars, shops and restaurants, plus mainline train station giving you access to London. The property is also well situated for a number of well-regarded local schools, including Devonshire Primary and Overton Grange Secondary Schools & Sutton Grammar school.

Two Bedroom Flat

Balcony

Spacious Lounge

Close to Town Centre

Garage

Mains Electric and Water.

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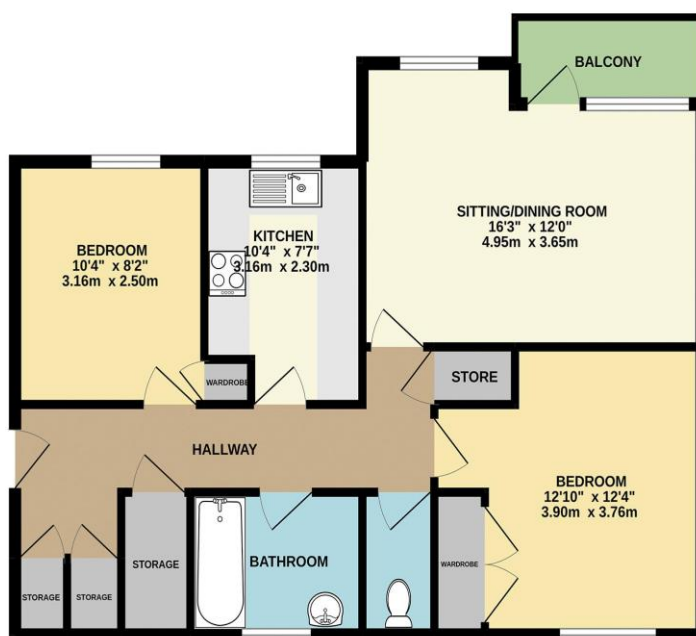
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718 sq.ft. (66.7 sq.m.) approx.



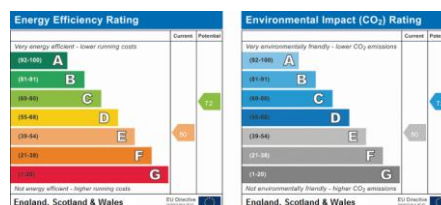
TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 10/2021

Tenure: Leasehold

Council Tax: C

Local Authority: London Borough of Sutton

EPC Rating: E



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.