

66 Worcester Road, Sutton SM2 6QB

Monthly Rental Of £1,250

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to offer to the market this spacious one double bedroom apartment offered to the market. Positioned on the top floor this property has an abundance of space. Further benefits of the apartment include fitted kitchen, street parking. 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. This rarely available apartment is in easy reach of Sutton Mainline Station with great links to London Victoria with the fastest train being approximately 27 minutes. Sutton Town Centre has plenty to offer with a number of shops, restaurants, cafes and a variety of bus routes.

One Bedroom Flat

Allocated Parking

New Bathroom Suite

Balcony

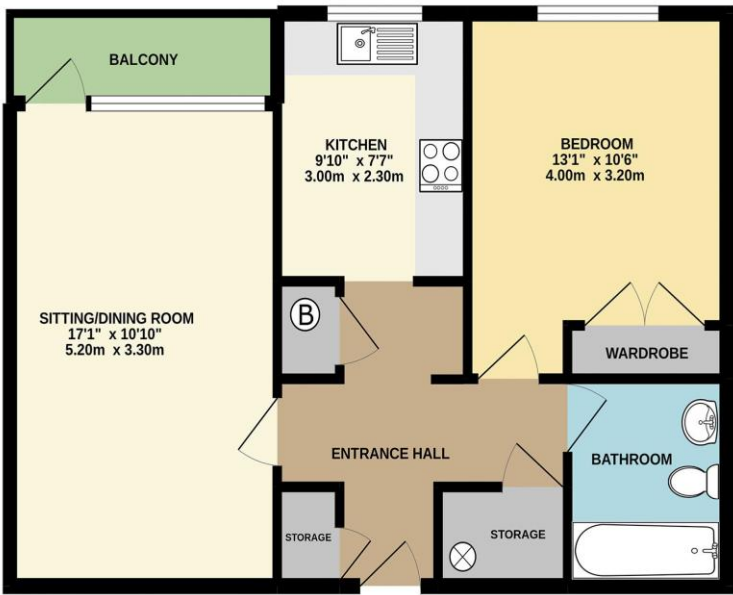
Mains Electric & Water

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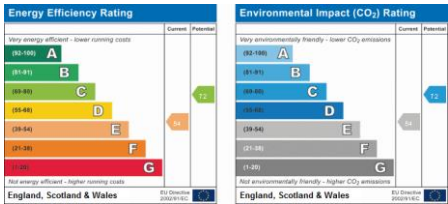


585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 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.
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Tenure:
Council Tax: C
Local Authority:
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.