

# Kennedys'

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kennedys-ipa.co.uk  
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Flat 9, Alexander House  
Sutton  
SM25ER

Kennedys are delighted to offer this fully refurbished spacious studio apartment located in Sutton. This property comprises of a large living/reception with wall divider with built in wardrobes, a separate brand new modern kitchen with appliances and a new bathroom with an electric shower over the bath. Other benefits include, entry phone, electric heating, double glazing and allocated parking bay. Available End of August 2024 as Unfurnished.

## £1,100 Per Month



0



1



1



1

- Spacious Studio Flat
- Built in Wardrobes
- Allocated Parking Bay
- Available End Of August
- Council Tax Band B
- Refurbished Throughout
- New Kitchen & Bathroom
- Second Floor with Juliet Balcony
- Energy Rating: E
- Unfurnished





# PROPERTY DESCRIPTION

We are delighted to offer to rent this fantastic Studio apartment which has been completely refurbished and finished to an excellent standard with new carpets and flooring and redecorated

This second floor apartment offers you a good size living area with wall divide to separate the sleeping with lounge, fitted wardrobes, and French doors to small balcony, a modern fitted kitchen with oven, hob, extractor hood, fridge/freezer and washing machine. and a white bathroom suite with electric shower over the bath.

Benefits include allocated parking bay, Double glazing throughout and New Modern Electric heaters with "Control at any time and from anywhere using the WiFi smart app" system.

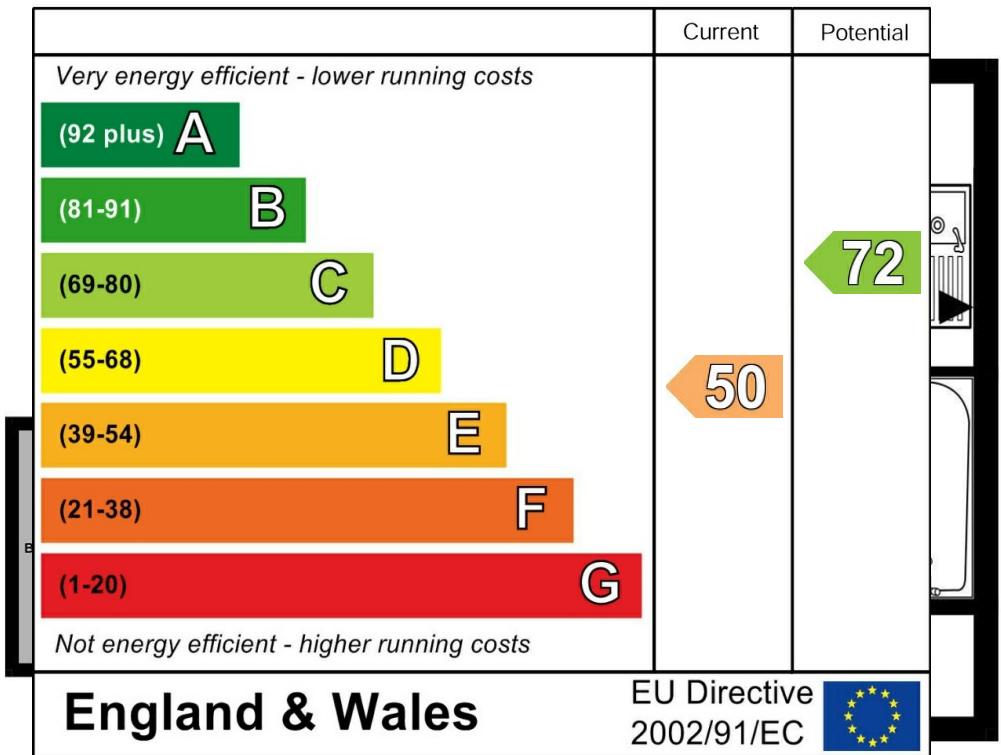
Offered unfurnished and available End August 2024  
Council Tax Band B - Sutton Council

This property is situated in a popular quiet residential road, within close proximity of Sutton Town Centre amenities. Sutton's Mainline Train Station and Sutton Common Station provide frequent service to Central London and other destinations. Sutton town centre is in many ways the heart of the borough, and it's here that you'll find the area's best selection of shops and restaurants. You also have a bus stop conveniently located close by which is very useful.





## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC



TOTAL FLOOR AREA: 333 sq.ft. (30.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Flat 9, Alexander House

If you would like to arrange a viewing, please call a member of the Kennedys lettings team on 01737 817718

TENURE: Leasehold

EPC RATING: E

COUNCIL: Sutton County

Council

TAX BAND: B

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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