

TURNERS



Woodward House, Sutton, SM1

£1,500 PCM

020 8687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

PLEASE NOTE: Our credit referencing requires a tenants annual income to be at least 30 times the monthly rent, which in this case is, £45,000 per annum.

A superb two double bedroom ground floor apartment featuring a spacious lounge with a well-appointed open-plan kitchen, a modern bathroom, and an en-suite shower room to the principal bedroom.

Additional benefits include double glazing, a state-of-the-art electric central heating system with radiators, an entry-phone system, and lift access to secure underground parking.

Ideally located in central Sutton, the property is just a short walk from the mainline train station, along with Sutton's wide range of shops and leisure facilities.

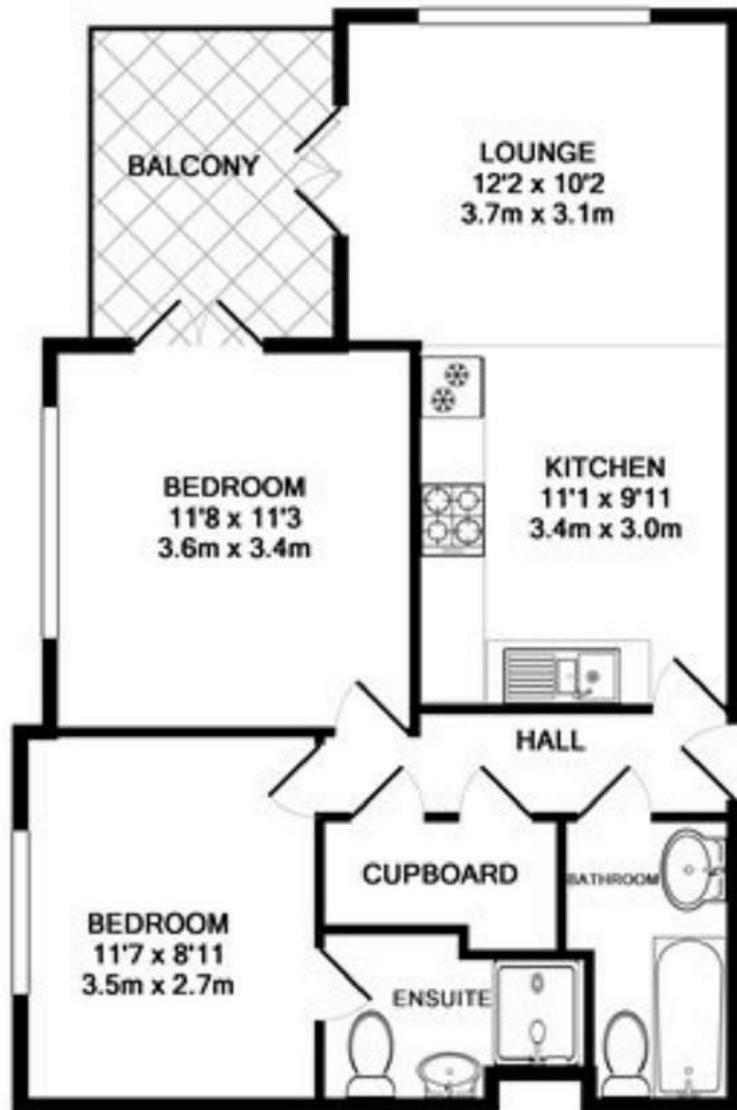
A superb two double bedroom ground floor apartment comprising a good size lounge with a well appointed open plan kitchen, a bathroom and an en-suite shower room to bedroom one. Further benefits include double glazing, a state of the art electric central heating system via radiators, an entryphone system and lift down to secure underground parking. The property is situated in central Sutton, being a short walk from the Mainline train station and the various shops and leisure facilities that Sutton has to offer.  
Available - Early July, Unfurnished.

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## Key Features

- Two Double Bedrooms
- Good Size Lounge
- Modern Kitchen
- Modern Bathroom
- En-Suite Shower Room
- Lift
- Underground Parking
- Available - Now
- Unfurnished



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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