



## 2 Nouvelle House 52, Sutton Court Road

Sutton SM1 4SL

£1,800 PCM

Pure Resi are delighted to offer this modern two double bedroom ground floor apartment. The property benefits from having a spacious living room with double aspect views through double glazed windows. There is a modern open plan kitchen equipped with with appliances including washer/ dryer and fridge/freezer. There is a modern family bathroom and the master bedroom has an ensuite with shower. Both bedrooms are an excellent size with fitted wardrobes. The property benefits from secure allocated parking.

Nouvelle House stands out as one of Sutton's finest & most convenient residential developments. Not only is it situated within just a short walk of the mainline station, with a journey time to Victoria in just 27 minutes, the town centre with its long list of well-known restaurant chains, coffee shops and the St Nicholas shopping centre featuring a Debenhams department store, but it also benefits from secure car parking and quality fitted kitchens and bathrooms.

PURE RESI homes are designed & built exclusively for renters. As a tenant of ours you will benefit from the security and peace of mind only a professional landlord can offer. Longer term letting, dedicated management & maintenance teams and access to a Tenants App providing useful documents and feedback features are just some of the benefits of renting from us.

### Viewing

Please contact Pure Resi on 01306 888000 to arrange a viewing appointment for this property or if you require any further information.

- Luxury Modern Apartment
- Fitted Kitchen With Whirlpool Appliances
- Built Exclusively For renters
- Ground Floor
- Allocated Parking
- Walking Distance To Sutton Main Line Station
- Two Bathrooms
- Short Walk To Town Centre
- Secure Video Entry System
- Council Tax Band D



## Floor Plan

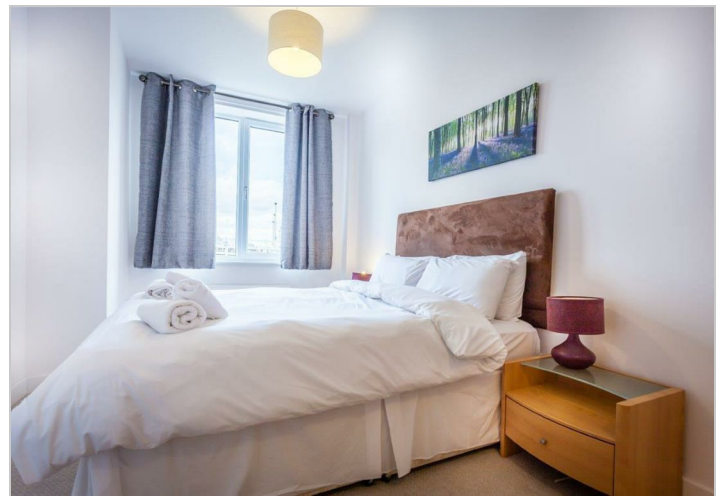
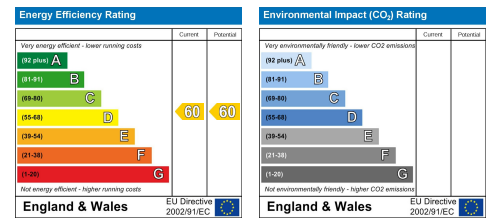


Living	7.8m x 4.8m	25'7" x 15'9"
Bedroom	6.6m x 3.2m	21'8" x 10'6"
Bedroom	4.7m x 4.3m	15'5" x 14'1"

## Area Map



## Energy Efficiency Graph



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