



## 20 Nouvelle House 52, Sutton Court Road

Sutton SM1 4SL

£1,500 PCM

PURE RESi are delighted to offer this modern one double bedroom second floor apartment. The open planned living/kitchen room has a rear/side aspect view through double glazed casement windows. The kitchen is equipped with modern appliances including washer/dryer and fridge/freezer. Finishing off the property is a modern bathroom and bedroom with fitted wardrobe. This property also benefits from allocated secure parking and a video entry system.

Nouvelle House stands out as one of Sutton's finest & most convenient residential developments. The high specification property can be found at the end of a no through road and is situated within just a short walk of the mainline station, with a journey time to Victoria approximately 27 minutes. Sutton's thriving High Street is around the corner where you find a plentiful choice of shops, restaurants and bars, parks and cinema.

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.

- Modern Apartment
- Open Planned Living/ Kitchen Area
- Modern Appliances
- Short Walk To Town Centre
- Built Exclusively For Renters
- Second Floor (No Lift)
- Allocated Parking
- Built In Wardrobe In Bedroom
- 0.2 Miles To Sutton Train Station
- Council Tax Band C

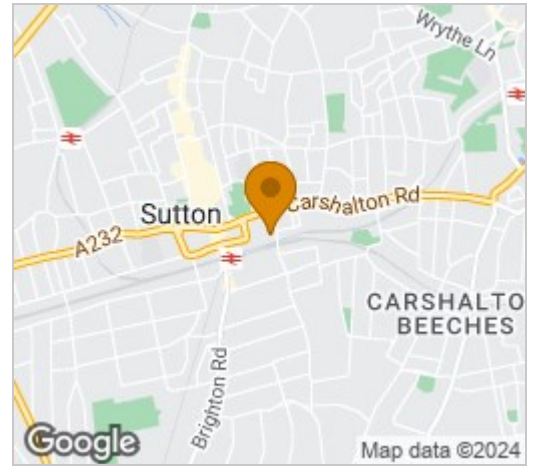


## Floor Plan

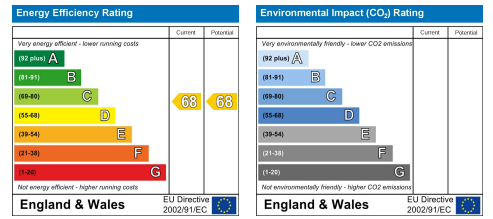


Living	5.8m x 4.7m	19'0" x 15'5"
Bedroom	4.7m x 4.3m	15'1" x 14'1"

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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