



22 Nouvelle House 52, Sutton Court Road

Sutton SM1 4SL

£1,450 PCM

PURE RESi is delighted to present this stylish one-bedroom apartment located on the third floor of the modern Nouvelle House development. The living room is filled with natural light thanks to Velux windows, creating an airy and inviting atmosphere. The open-plan kitchen is ideal for both everyday living and entertaining, and comes fully equipped with quality Whirlpool appliances including a washer/dryer and fridge/freezer. The double bedroom features built-in wardrobes for excellent storage, while the contemporary bathroom is finished in a sleek grey palette and includes a luxurious monsoon shower over the bath. Additional features include secure underground allocated parking and a video entry system, offering both convenience and peace of mind.

Nouvelle House is one of Sutton's most conveniently located residential developments. Tucked away at the end of a no-through road, this high-specification property offers the perfect blend of tranquillity and accessibility. Just a short walk from Sutton's mainline station, residents can enjoy a direct commute to London Victoria. The vibrant High Street is just around the corner, offering a wide selection of shops, restaurants, bars, supermarkets, leisure centres and a cinema bringing entertainment and everyday convenience right to your doorstep.

At PURE RESi, our homes are thoughtfully designed and built exclusively for renters, offering a living experience tailored to your needs.

As our tenant, you'll enjoy the peace of mind that comes with renting from a professional and reliable landlord. We offer longer-term tenancies, dedicated in-house management and maintenance teams, and a convenient Tenant App that gives you access to important documents, maintenance requests, and feedback tools — all designed to make your renting experience as smooth and stress-free as possible.

- Modern Apartment
- Modern Fitted Kitchen
- Open Plan Living Area
- Allocated Parking
- Built Exclusively For Renters
- Third Floor (No Lift)
- 0.2 Miles To Sutton Train Station
- Pre-Wired For Virgin TV
- Short Walk To Town Centre
- Council Tax Band C

Viewing

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



Floor Plan

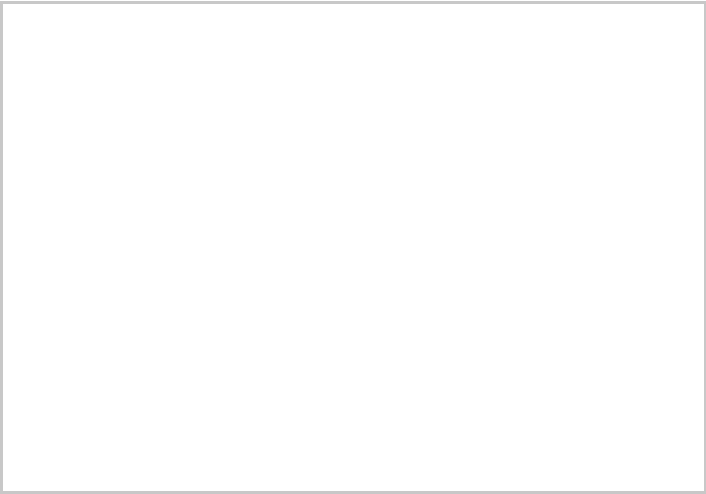
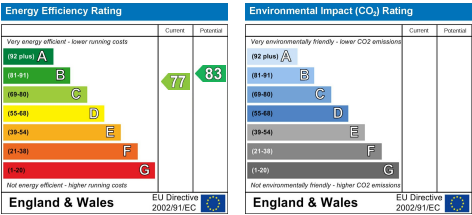


Living	6.4m x 4.0m	21'0" x 13'1"
Bedroom	3.5m x 3.4m	11'6" x 11'2"

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 firms employment has the authority to make or give any representation or warranty in respect of the property.