



## 10 Nouvelle House 52, Sutton Court Road

Sutton SM1 4SL

**£1,500 PCM**

PURE RESi are delighted to offer this modern one double bedroom apartment, situated on the first floor. The property features a light and airy open-plan living and kitchen area with rear and side aspect views through double-glazed casement windows. The contemporary kitchen is fully equipped with modern appliances, including a washer/dryer and fridge/freezer. The double bedroom benefits from a fitted wardrobe, while the modern bathroom completes this stylish home. Additional features include a secure video entry system and allocated parking, ensuring 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, 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
- Open Planned Living/ Kitchen Area
- Modern Appliances
- Short Walk To Town Centre
- Built Exclusively For Renters
- First Floor (No Lift)
- Allocated Parking
- Built In Wardrobe In Bedroom
- 0.2 Miles To Sutton Train Station
- 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

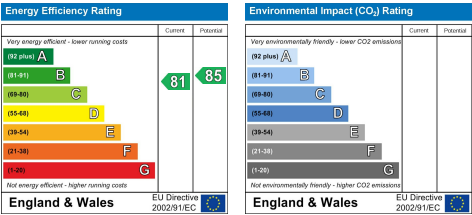


Living	6.0m x 6.0m	19'8" x 19'8"
Bedroom	4.6m x 4.3m	15'1" x 14'1"

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