

Butler's

thoughtful estate agency



Cleeve Way, Sutton, SM1 3TT
£1,600 Per month

2 1 1

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PROPERTY SUMMARY

Welcome to this charming property located on Cleeve Way in the sought-after area of Sutton. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

The property features a well-maintained bathroom & kitchen ensuring your comfort and convenience. The purpose-built design of this flat adds to its appeal, offering a modern and efficient layout that maximises the use of space.

Spanning across 644 sq ft, this property provides a comfortable living environment with a good balance of space and functionality. Additionally, the convenience of having parking for one vehicle ensures that you never have to worry about finding a spot after a long day.

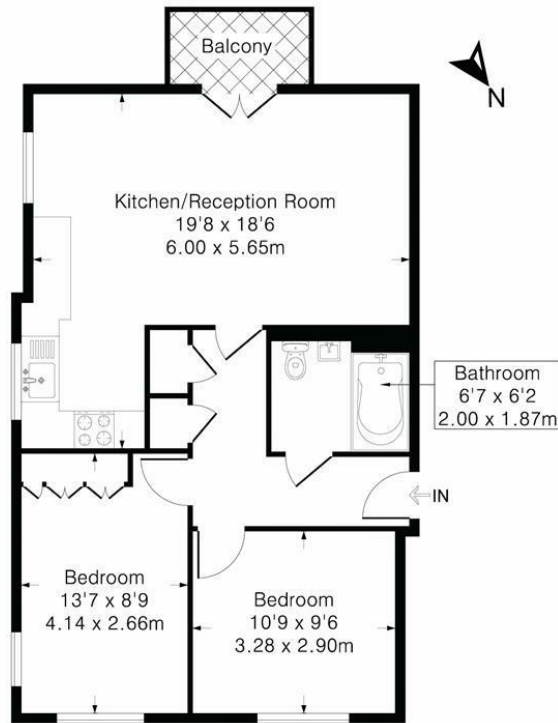
Located in a vibrant neighbourhood, this flat offers a peaceful retreat while still being close to local amenities, schools, and transport links.

Don't miss out on the chance to rent this lovely flat in Sutton. Book a viewing today and envision the possibilities that this property holds for you!





Approximate Gross Internal Area 644 sq ft – 60 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 Sutton
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LOCAL AUTHORITY
 Sutton

DEPOSIT REQUIRED
 £1,846

PROPERTY AVAILABLE DATE
 29th July 2024

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements