



Marshalls Road, Sutton, SM1 4DU
£1,800 Per month

PROPERTY SUMMARY

Welcome to this charming property located on Marshalls Road in Sutton! This delightful flat boasts a bright & spacious reception room, two good size bedrooms, and a modern bathroom, making it the perfect place to call home.

Situated in a purpose-built block, this property offers convenience and comfort. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day. There is also a lift available in the block.

One of the highlights of this flat is the open-plan kitchen lounge area, ideal for entertaining guests or simply relaxing after a busy day. The seamless flow between the kitchen and lounge creates a spacious and inviting atmosphere.

Whether you're looking for a starter home or a welcoming space to downsize, this property offers the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this lovely flat your own!





Marshall's Court

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft

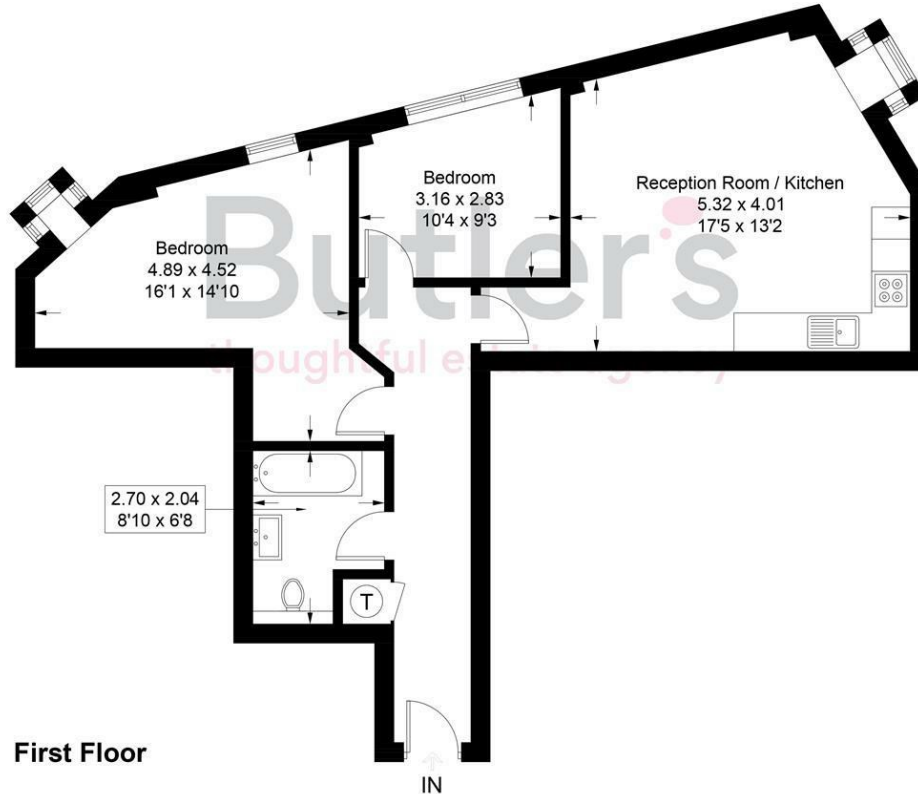


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073898)

LOCAL AUTHORITY

DEPOSIT REQUIRED
£2,076

PROPERTY AVAILABLE DATE
11th July 2025

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Butler's
thoughtful estate agency

OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS
020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk