

Cromwells



London Road, Sutton, SM3 8JL
Guide Price £330,000

Located in the desirable and highly sought after 'Ennor Court' is this 1st floor apartment. This property comes with NO ONWARD CHAIN, a long lease, 2 allocated parking spaces, main bedroom with ensuite along with the opportunity to modernise and put your own stamp on things. Situated just moments away from the beautiful Nonsuch Park and nestled between the amenities that Worcester Park and Cheam have to offer including regular bus service, Worcester Park mainline station (zone 4), a selection of shops and well-regarded schools. Internal viewing is highly recommended.

No Onward Chain · 2 Allocated Parking Spaces ·
Long Lease · 2 Bathrooms

Communal Entrance -

Secure entry phone, stairs to first floor.

Front Door -

Hallway -

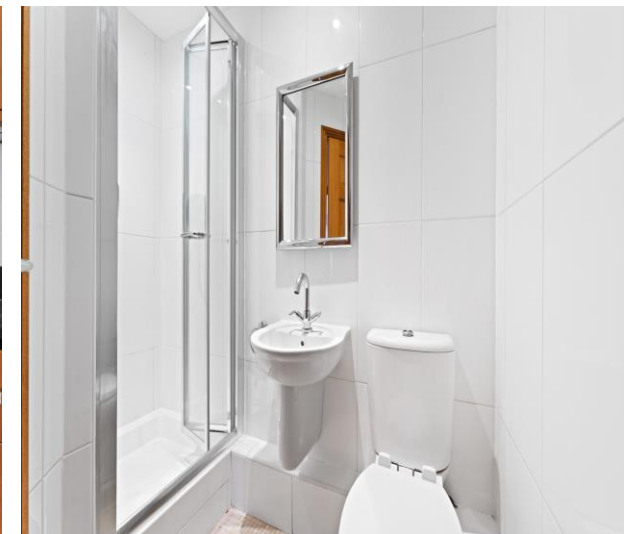
Wood flooring, door to a storage cupboard, radiator, wall-mounted entry phone, fuse board, door to

Lounge/Diner -

Double glazed window to rear aspect, radiator, wood flooring, arch to

Kitchen -

Range of wall-mounted units with matching cupboards and drawers below, inset stainless steel sink, granite work surfaces, integrated double oven with electric hob and extractor fan above, space and plumbing for washing machine, integrated slim line dishwasher, integrated fridge and freezer, cupboard housing combi boiler, wood flooring, double glazed window to rear aspect, tiled splash back.



Shower Room -

White 3-piece suite comprising a shower, low level WC, wall-mounted wash hand basin, tiled walls and flooring, extractor fan, radiator.

Bedroom 1 -

Double glazed window to front aspect, radiator, carpeted, door to

Ensuite -

White 3-piece suite comprising a large shower, low level WC, wall-mounted wash hand basin with storage below, double glazed window to side aspect, radiator, tiled walls and floor.

Bedroom 2 -

Double glazed window to front aspect, radiator, carpeted, fitted wardrobe.

Gardens -

Well maintained gardens, laid to lawn with mature shrub borders, secure gated access, gate to

Residents Parking -

Two allocated spaces.

Bin Storage -



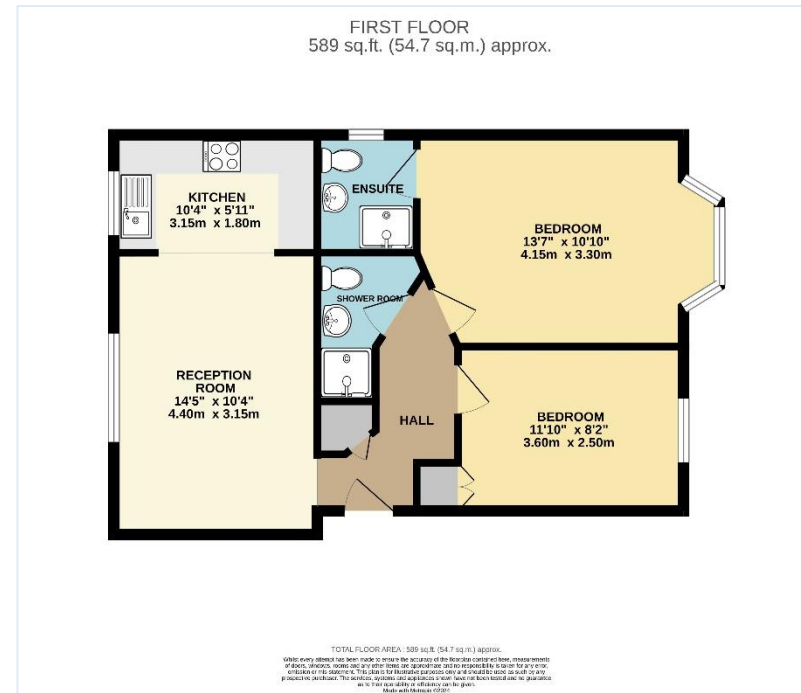
Council Tax - D
 Tenure - Leasehold
 Square Foot - 589 sq.ft. (54.7 sq.m.) approx.

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

