

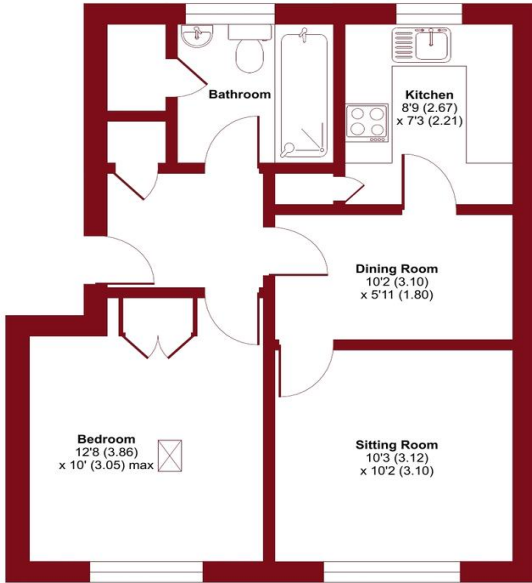


3 Camberley Court, Blackbush Close, Sutton, SM2 6BB | **Guide Price £245,000**

A superb one bedroom apartment set within a highly sought after well maintained private development, offered to the market with no onward chain and a long lease of 957 years.

Camberley Court, Blackbush Close, Sutton, SM2

Approximate Area = 483 sq ft / 44.9 sq m
For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © ncbhcom 2024. Produced for Paul Graham. REF: 1116558



ENTRANCE HALL

SITTING ROOM 10' 3" x 10' 2" (3.12m x 3.1m)

DINING ROOM 10' 2" x 5' 11" (3.1m x 1.8m)

KITCHEN 8' 9" x 7' 3" (2.67m x 2.21m)

BEDROOM 12' 8" x 10' 0" (3.86m x 3.05m)

BATHROOM 6' 9" x 6' 3" (2.065m x 1.920m)

LEASE 957 YEARS REMAINING

GARAGE & PERMIT PARKING

COMMUNAL GARDENS

NO ONWARD CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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