

## Worcester Road Sutton, Surrey SM2 6PB

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Set in a sought after location in a highly desirable block within close proximity to all of the local amenities including Sutton Station which provides good links into the City. This first floor apartment is offered onto the market in excellent condition throughout: a generous size living room, modern style kitchen, master bedroom with fitted wardrobe, a second double bedroom and family bathroom. The property further benefits from gas central heating and private garage. Available in mid-August on a part or un-furnished basis.

£1,650 PCM Furnished/unfurnished



## ENTRANCE

Set back from the tree-lined street with footpath and driveway

## FRONT DOOR

Located on the first floor through secure access doors on the ground floor

## HALLWAY

Provides access to all rooms:

## BEDROOM ONE

Double size room with double-glazed window

## BATHROOM

Family bathroom with shower over bath, WC and hand-basin

## LOUNGE

Large room with double aspect double-glazed windows and access to:

## KITCHEN

Kitchen set off from the lounge with integrated appliances and double-glazed window

## BEDROOM TWO

Double size bedroom with fitted wardrobes and double-glazed windows

## OUTSIDE

Communal gardens

## GARAGE

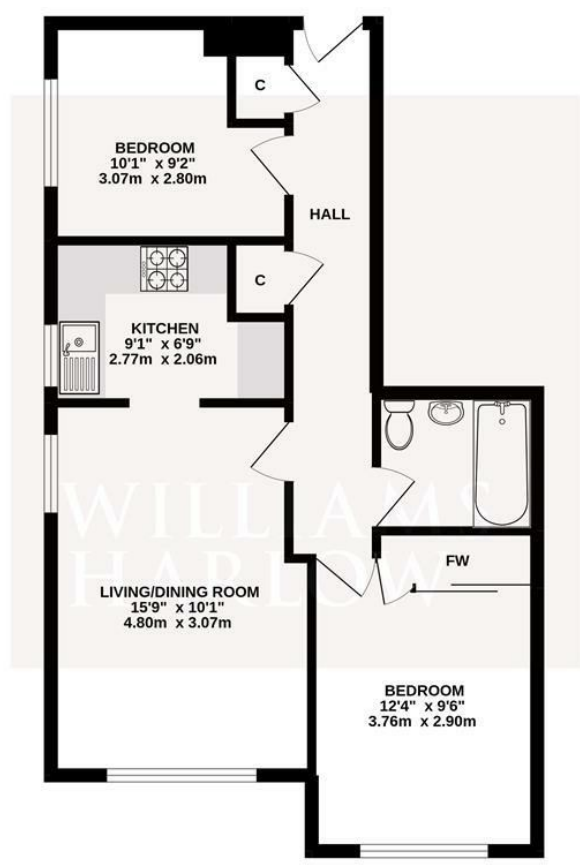
Private garage en-bloc

## COUNCIL TAX

Council Tax Band C (£1,925.49) 2024 / 25



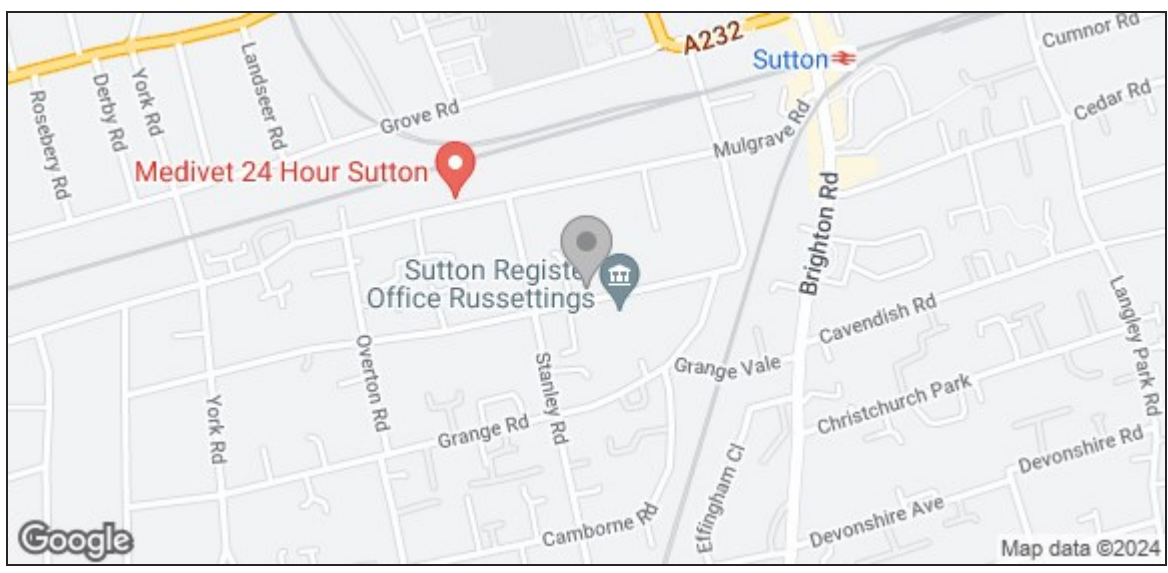
FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	