

TO LET



Christchurch Park, Sutton, SM2
£1,650 pcm


MARTIN&CO

South Sutton, SM2

Date available: 13th May 2025

Deposit: £1,903

Unfurnished

Council Tax band: D = £2048.28 PA

EPC Band E

- REFRESHED IN 2024
- 2 DOUBLE BEDROOMS
- LIVING/DINING ROOM
- SEPARATE KITCHEN
- GROUND FLOOR FLAT
- WELL KEPT COMMUNAL GARDENS
- SHARED PARKING & GARAGE
- ACCESSIBLE TO SUTTON STATION
- GOOD LOCAL SCHOOLS
- BATHROOM WITH SHOWER OVER
- CLOAKROOM SO 2 TOILETS
- GOOD STORAGE
- NO CHAIN
- KEYS HELD

A SPACIOUS, 2 DOUBLE BEDROOM ground floor flat in a private block, with well-kept communal gardens, located in the popular South Sutton area. Easily accessible to Sutton Station mainline station and all the amenities in Sutton town centre and the surrounding areas. Benefits from shared parking on site, a GARAGE en-block, entry phone security, large living/dining room with original parquet flooring, separate modern kitchen & a bathroom with shower over. In addition, there is a cloakroom so 2 Toilets, good storage, GCH & double glazed windows. Immediately available for suitable professional tenants, on a long term basis. Sole Agents. Keys Held. EPC Band E. Sutton Council Tax Band D = £2269.72 PA.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.