



Blueprint Properties
Bringing Home Results



22 324 - 340 High Street, Sutton, SM1 1PR
Asking Price £380,000

Stunning 2 Bedroom | Private balcony | 12 month AST in place | Receiving £1,325pcm | High Specification | Great Transport Links | Investment opportunity.

This apartment has an AST agreement in place until 21/10/2020 and is receiving £1,325pcm
Purchase this apartment and receive rent straight away.

Presenting Sovereign Place, a stunning one a bedroom apartment in Sutton, South London. Be the first person to rent this fantastic property.

Sutton Common Station is less than a mile from Sovereign Place with frequent Thameslink and Southern Rail services to London Victoria, Dorking, Epsom and Bedford stopping here. Its not far from home to the M25 and fast links to M3, M4 and M23 with easy access to the rest of the country. A frequent day and night bus service runs throughout Sutton with routes to all parts of London and beyond.

Internal Finishes & Decor

The interior will be finished to a high standard including; Smooth-finished plaster to all walls and ceilings, Emulsion paint finish to walls and ceilings throughout, Gloss white paint to skirtings and architraving, Flush faced solid core veneered doors throughout with complementary chrome finish door furniture, Fitted quality pile carpets with independent underlay to bedrooms, Engineered wood flooring to Hallways and living/dining rooms & Built in wardrobes with integral shelving to master bedrooms

Kitchens

All kitchens are custom designed and include; a range of wall and base units with contemporary handles, work surfaces with upstand, Stainless steel 1½ bowl sink with dual control monobloc mixer.

Appliances

All apartments will include; a range of energy efficient integrated appliances to include: Induction Hob, Electric Oven, Extractor, Dishwasher, Fridge Freezer, Standalone Washer/Dryer (some maybe located in hall cupboard) & Microwave Oven

Bathrooms, En-suite and WC's

Bathrooms and en-suite will be finished in a Contemporary style with; white sanitaryware, Chrome finish monobloc mixer taps with pop up waste, Chrome finish thermostatically controlled shower to en-suites, Ceramic wall & floor tiling to bathrooms and en-suites, Thermostatically controlled shower mixer system to baths, Chrome finish heated towel rails to bathrooms and en-suites, fitted mirror cabinet with integrated light and shaver socket to bathrooms and en-suites

Floorplans

The floorplans attached are for indicative purposes only and are subject to change.

Disclaimer

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. All Specification details are correct at time of publish but may change throughout the course of the development. They are issued on the understanding that all negotiations will be conducted through this firm. Computer generated images indicative only. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the special matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or a

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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