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GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





Flat 13 Damask Court Cleeve Way

Sutton, SM1 3TY

Price Guide £235,000

Silverman Black is delighted to offer this bright and airy one bedroom top floor (2nd) apartment in the ever popular Cleeve Way development at the top of Rose Hill, just around the corner from the St Helier Hospital. Built around 2003 and with a current lease term of approximately 102 years, the apartment offers excellent living accommodation which incorporates a large open plan living area with a well equipped kitchen facility, a Juliet balcony and double doors to a full width balcony - which enjoys uninterrupted panoramic views over Rose Hill Park. Further, the flat affords a generously proportioned double bedroom - also with a Juliet balcony - and a full bathroom suite with an overbath shower spray & concertina glass shower screen. Other benefits of the flat include electric heating, one allocated parking space, access to a substantial loft area (for storage purposes) and a security intercom system, controlling access into the building. In terms of facilities, there is a sizable parade of shops only 50 m away affording a wide variety of facilities, whilst the St Helier Hospital is approximately 10 minutes walk away (0.5 miles) - which makes this development very popular with doctors and nurses working on site. For commuters, St Helier BR station is also roughly 10 minutes walk away with Thameslink trains running from Sutton through to St Albans - via Wimbledon, Tooting, Blackfriars and London St Pancras. Viewing of this exceptional apartment is very highly recommended - so call today to book your appointment to view - you won't be disappointed.



- Silverman Black are delighted to offer to market this light and airy one bedroom apartment located on the popular Cleeve Way development at the top of Rose Hill
- Fantastic open plan living room with both a Juliet Balcony and double doors through to a full width balcony - which enjoys panoramic views over Rose Hill Park
- Well equipped kitchen facility with ample work top/prep space, full bathroom suite, large double bedroom with a further Juliet balcony
- Electric heating, access to a large loft for storage, allocated parking space, security intercom service
- Council Tax Band "C"; EPC rating "E"; approx 102 years left remaining on the current lease term
- Only 50 m to a well stocked local parade of shops; approx 10 minutes walk (0.5 miles) to St Helier Hospital
- 10 minutes walk (0.5 miles) to St Helier BR station - with Thameslink trains running from Sutton to St Albans via Wimbledon, Tooting, Blackfriars and London St Pancras
- Vacant possession with no onwads chain
- Viewing highly recommended - so call today to book your appointment to visit.

