



23 Nouvelle House 52, Sutton Court Road

Sutton SM1 4SL

£1,450 PCM

PURE RESi are delighted to offer this modern one-bedroom apartment, located on the third floor of the sought-after Nouvelle House development.

The property features a bright and spacious living room with Velux windows, allowing plenty of natural light to flood the space. The contemporary open-plan kitchen is ideal for modern living and comes fully equipped with fitted appliances, including a fridge/freezer, washer/dryer, electric oven, ceramic hob and extractor hood.

The generous double bedroom benefits from fitted wardrobes, providing excellent storage, while the stylish bathroom is finished in contemporary grey tones and features a rainfall shower over the bath.

Further benefits include allocated secure underground parking and a secure video entry system for added convenience and peace of mind.

Nouvelle House is one of Sutton's most desirable residential developments, tucked away at the end of a no-through road. Sutton mainline station is just a short walk away, offering direct services to London Victoria in around 27 minutes. Sutton High Street is also within easy reach, providing an excellent selection of shops, cafés, restaurants, bars and the recently refurbished Empire Cinema.

PURE RESi homes are designed and managed exclusively for renters, offering the reassurance of a professional landlord.

- Modern Central Apartment
- Open Plan Living Area/Kitchen Area
- Fitted Appliances
- Short Walk To Town Centre & Mainline Station
- Built Exclusively For Renters
- Pre-wired for Virgin TV
- Allocated Parking
- Third Floor (No Lift)
- Full Fibre Available - Up To 1600Mbps
- Council Tax Band B

Viewing

Please contact Pure Resi on 01306 888000 to arrange a viewing appointment for this property or if you require any further information.



Floor Plan

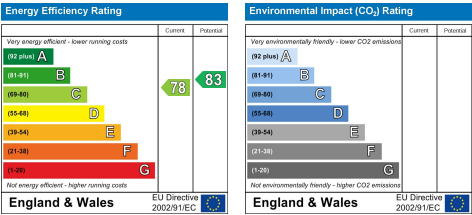


Living	4.9m x 4.4m	16'1" x 14'5"
Bedroom	4.9m x 2.6m	14'5" x 8'6"

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.