


15 Prince Of Wales Road, Sutton, SM1 3PE

£1,250 Per month

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MARRIOTT VERNON

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# 15 Prince Of Wales Road

## Sutton, SM1 3PE

- One Bedroom Ground Floor Flat
- Neutral Interiors
- Separate Modern Kitchen
- Gas Central Heating
- Easy Access Transport Links
- Ideal Position Close to St Helier Hospital
- Bright Reception Room
- Bathroom
- Double Glazing
- Close to Sutton Town Centre Amenities




Marriott Vernon present to the market this one bedroom ground floor flat, ideally situated on the outskirts of Sutton, close to St Helier Hospital and within easy reach of transport links and amenities. The property offers bright accommodation with neutral finish throughout - ideal for a modern lifestyle. Features include reception room with separate, kitchen, gas central heating and double glazing.

Accommodation comprises own private front door leading to entrance hall, providing access into the reception room with space for relaxing and dining, and access through to the separate kitchen. The kitchen comprises a range of matching units with work surfaces incorporating inset sink unit, hob with oven below, and further space for appliances. There is a well sized bedroom, plus a bathroom with three piece suite.

The property is conveniently located within easy access of Sutton Common, West Sutton and Sutton stations as well as numerous regular bus routes providing links to the surrounding area. There are a variety of local shops nearby, with Sutton just a short distance away offering a wider selection of shops, cafes, bars, restaurants and leisure facilities.

Tenant Fees
The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.
Holding Deposit: £288.46 (equivalent to one week's rent).
Security Deposit: £1442.31(equivalent to five weeks' rent).





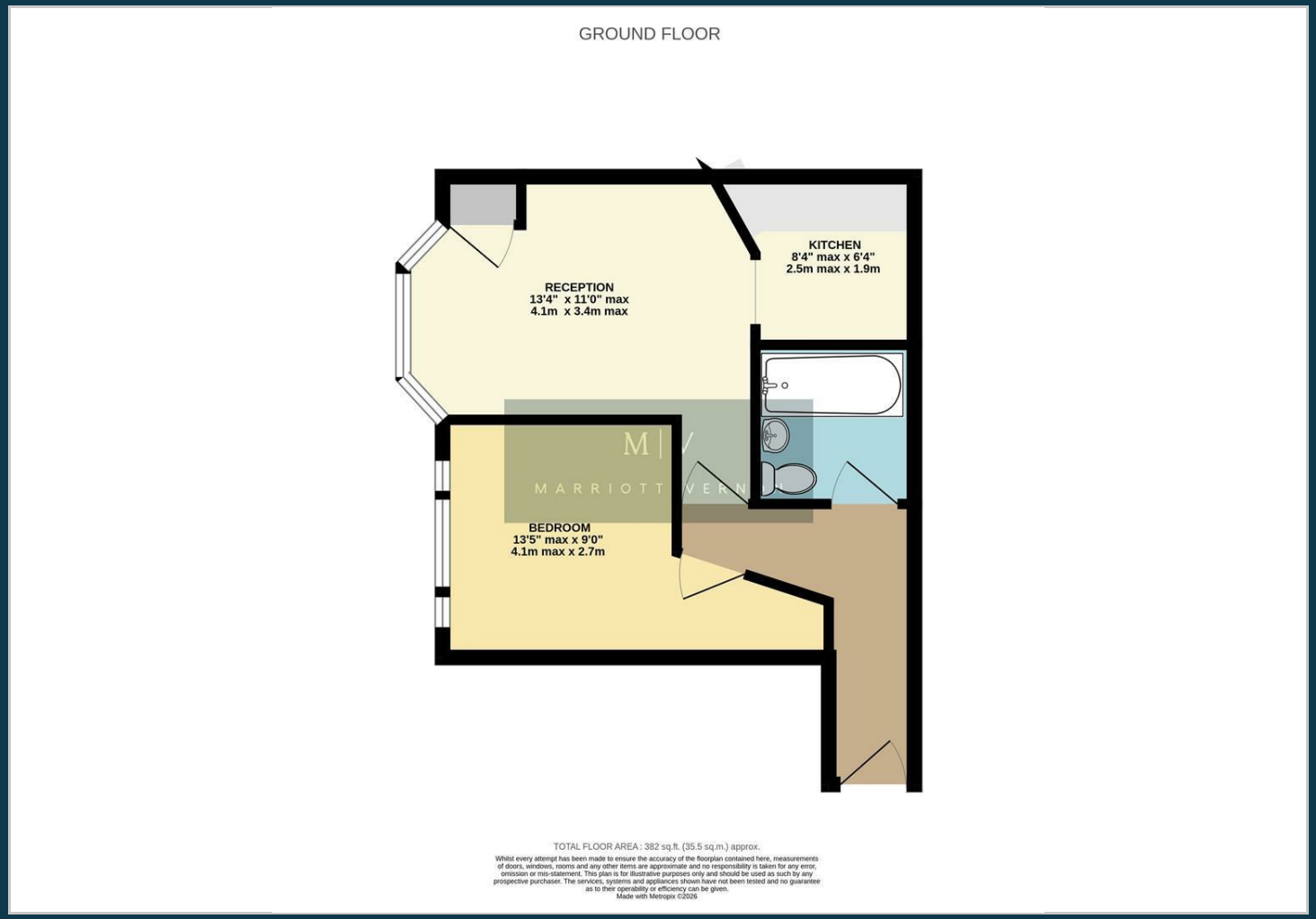


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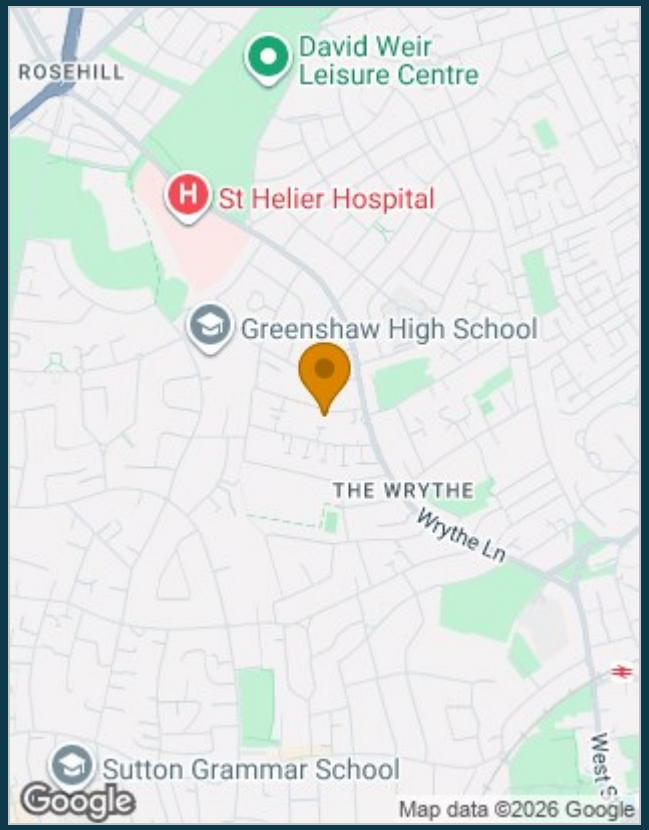

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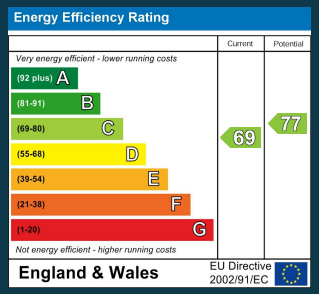

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## Floor Plans




## Location Map




## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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