

Cromwells



Camberley Court, Blackbush Close, Sutton, Surrey, SM2 6BB
Guide Price £250,000

A completely refurbished one bedroom first floor apartment offered to the market in excellent decorative order. The property is situated in a quiet location yet within a short walking distance of Sutton Town Centre, and train station, as well as numerous schools.



***Superb Kitchen & Bathroom**

***Spacious Lounge**

***Garage**

***Share of Freehold**

Entrance Hall

Fitted Cupboard, door leading to:

Bedroom - 10' 0" x 12' 8" (3.05m x 3.86m)

Double glazed window, wood effect flooring, radiator.

Reception room - 10' 2" x 16' 5" (3.10m x 5.00m)

Large double glazed window, wood effect flooring, radiator,

Kitchen - 7' 5" x 8' 11" (2.26m x 2.72m)

Stylish and Modern kitchen with ample worktop space, with cupboards and drawers below and wall mounted cupboards above for more storage, integrated stainless sink and drainer with mixer tap with double glazed window above, integrated oven and hob with extractor fan above, space for fridge and freezer, and space and plumbing for washing machine, wood effect flooring.

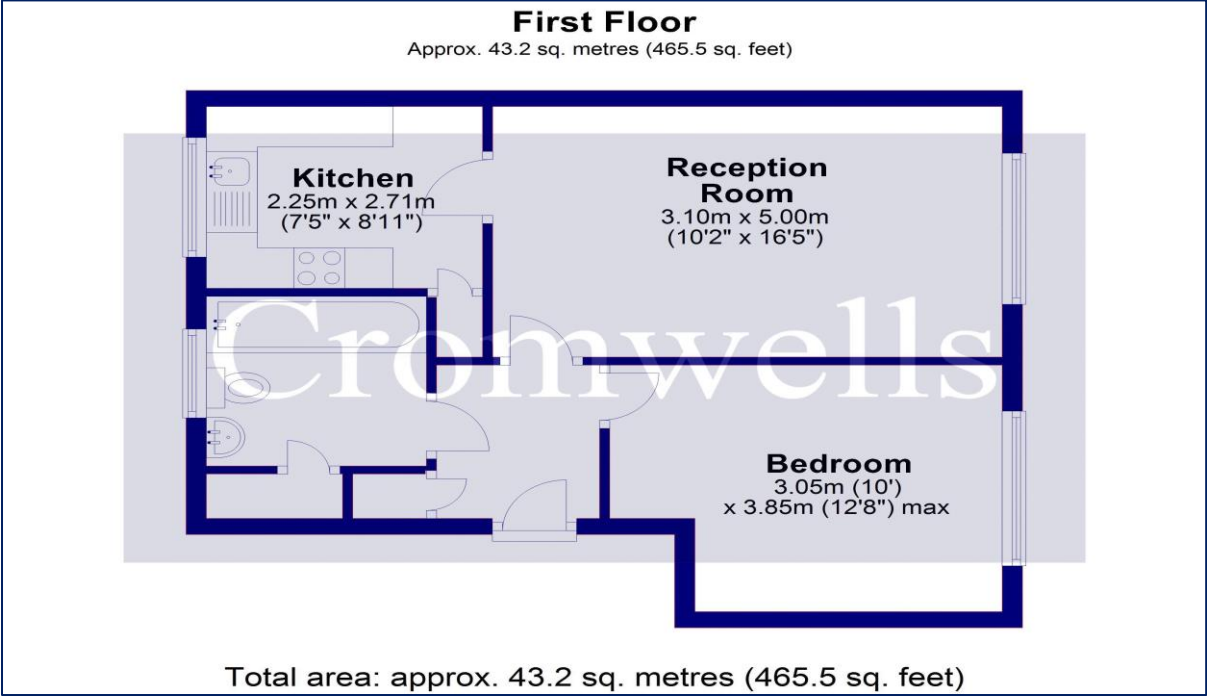
Bathroom

Clean and Sleek white 3 piece suite consisting of panel bath with mixer tap, shower above with shower screen, low level wc with enclosed cistern, and integrated wash hand basin with storage below, wood effect flooring, double glazed windows, and ventilation fan.

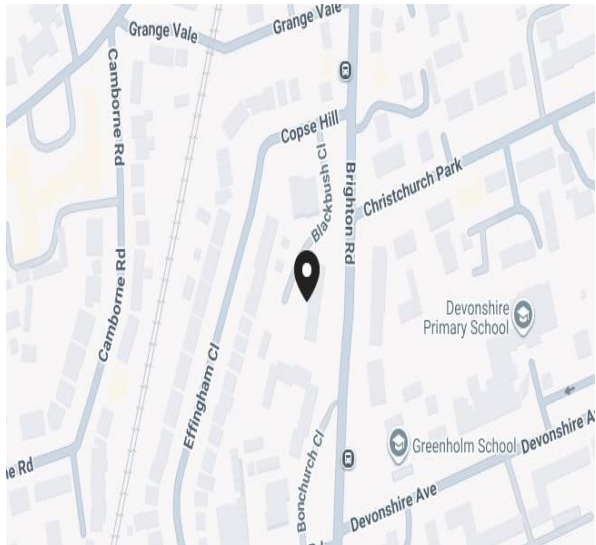
Garage

Communal Gardens





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - B
Local Authority: London Borough of Sutton
Tenure - Share of Freehold

 **95 Banstead Road**
Carshalton
Surrey
SM5 3NP

 **020 8642 5468**

 **admin@cromwellscarshalton.com**

 www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained