

Cromwells



Station Approach, Belmont, Sutton, SM2 6BW

Guide Price £375,000

Cromwells are pleased to offer this modern, luxury, bright and spacious two double bedroom, two bathroom, second floor apartment with allocated car parking and communal roof terrace.

It is situated in a convenient location close to the amenities of Belmont Village. Belmont main line railway station is close by, offering excellent links into Central London.

All the amenities of Banstead Village are also easily accessible, including shops, restaurants, open spaces, other leisure facilities and transport links.

EPC rating C.

Accommodation

The entrance hall with storage cupboard leads to the open plan living room/kitchen, the two double bedrooms and the family bathroom. The larger of the bedrooms has an en suite shower room.

The lounge/kitchen is filled with light from the full height windows and sliding doors to the juliet balcony. Both bedrooms also have large full height windows.

Outside

There is a communal roof terrace and an allocated parking space.





Council Tax - C
Tenure - Leasehold

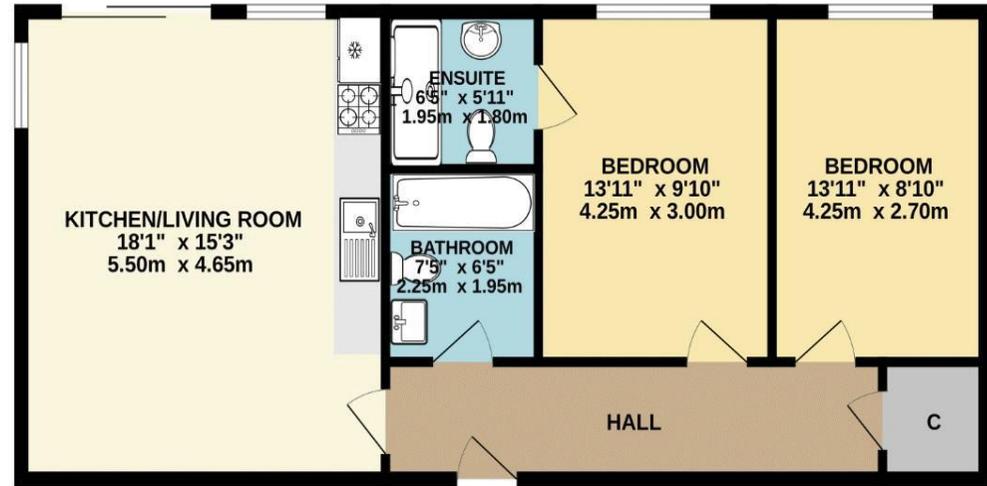
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Disclaimer

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SECOND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



