

# Butler's

thoughtful estate agency

Albion Road, Sutton, SM2 5TF  
£2,000 Per month



# PROPERTY SUMMARY

## A MUST VIEW - INCREDIBLE DUPLEX APARTMENT

At Springwell Manor you are positioned in a modern development, set in a coveted location in South Sutton, being close to amazing local amenities, schooling and transport links, getting you into town in under half an hour.

Split over two floors, there is space in abundance, all being offered in excellent condition that means that you move in and start to enjoy immediately. All the rooms are incredibly well-proportioned and offer a huge amount of flexibility for you to have a setup that suits your own lifestyle or circumstance.

On the lower floor you have a fabulous modern kitchen, which is a place you can stretch your culinary skills, having been sumptuously appointed with a large amount of worksurfaces and high end appliances. The living/dining room is found at the opposite side of the property and also stunning, having excellent entertaining space, with both these rooms being able to accommodate a dining area.

On the upper level, there are two generous double bedrooms with integrated wardrobes and a master boasting a modern en-suite shower room. A large family bathroom runs adjacent, serving this upper level - with a cloakroom serving the lower rooms.

On the outside, you'll also be overjoyed to find secure gated allocated parking, garage and lovely communal grounds reaching around the building.





**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£2,307

**PROPERTY AVAILABLE DATE**  
17th May 2025

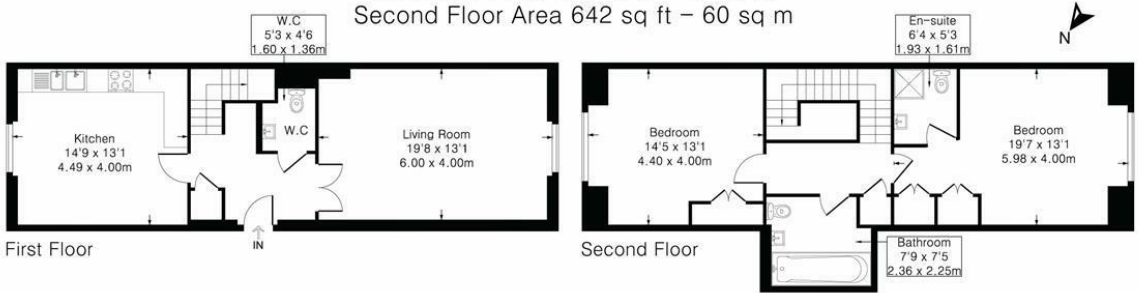
**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

**Approximate Gross Internal Area 1238 sq ft - 115 sq m**

First Floor Area 596 sq ft – 55 sq m

Second Floor Area 642 sq ft – 60 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements