

Cromwells



9 Camberley Court Blackbush Close, Sutton

Sutton

Guide Price £240,000

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Sutton

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.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- **Superb Kitchen & Bathroom**
- **Spacious Lounge**
- **Garage**
- **Share of Freehold**



Entrance Hall

Fitted cupboard, door leading to:

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 worktops, integrated stainless steel sink unit and drainer with mixer tap. integrated oven and hob with extractor fan. space for fridge and freezer, space and plumbing for washing machine, wood effect flooring

Bedroom

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

Double glazed window, wood effect flooring, radiator

Bathroom

Clean and sleek white 3 piece suite, comprising panel baht with mixer taps and shower above. Shower screed low level WC with enclosed cistern. Integrated wash hand basin with storage below, wood effect flooring, double glazed windows and ventilation fan.

Outside

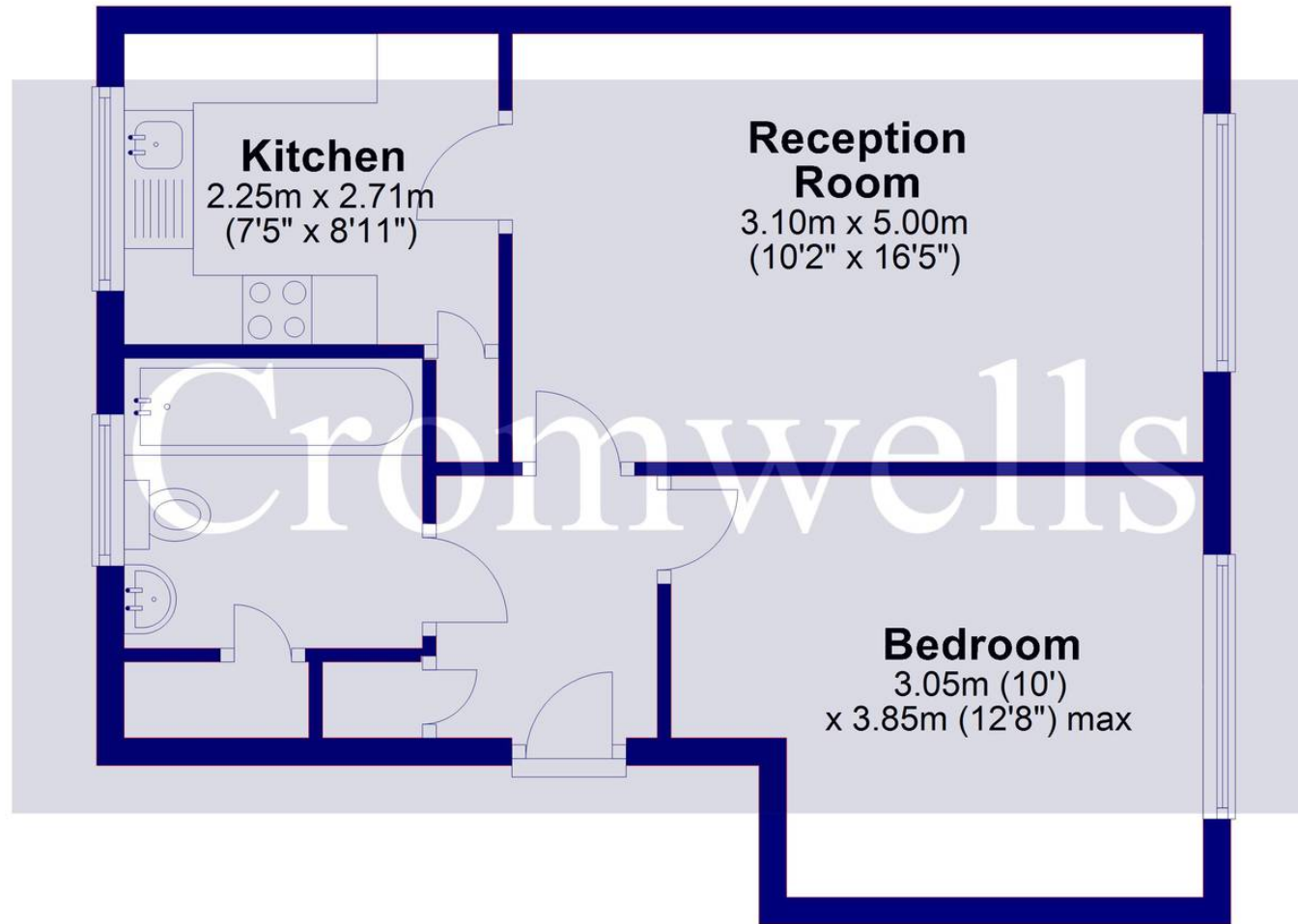
Garage

Communal Gardens



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 43.2 sq. metres (465.5 sq. feet)

Cromwells Estate Agents

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