

Cromwells



Redruth House, Sutton, SM2 6RT

£260,000

This well presented one double bedroom ground floor flat is situated in a highly regarded and well managed development. It has the added benefits of a balcony, a garage en bloc, off road parking, communal gardens, Share of Freehold, full gas central heating and has a brand new boiler.

It is situated in a popular and convenient location in South Sutton, close to the amenities of Sutton Town Centre including shops, restaurants, gyms, other leisure facilities and transport links. Sutton mainline railway station is within easy reach and has excellent services into Central London.

EPC rating D.

### **Accommodation**

This ground floor apartment has an entrance hallway with storage cupboard, leading to the double bedroom with built in wardrobes, the bright open plan reception room and modern fitted kitchen, together with the bathroom.

The private balcony leads off the reception room.

The flat has full gas central heating and has a brand new boiler (energy rated A with 7 year parts and labour guarantee).

### **Outside**

The property offers a private garage en bloc and residents off street parking.

As well as the private balcony there are communal gardens.





Council Tax - C  
 Tenure - Share of Freehold  
 Square Foot - 450.4

54-56 High Street  
 Cheam Village  
 Surrey  
 SM3 8RW

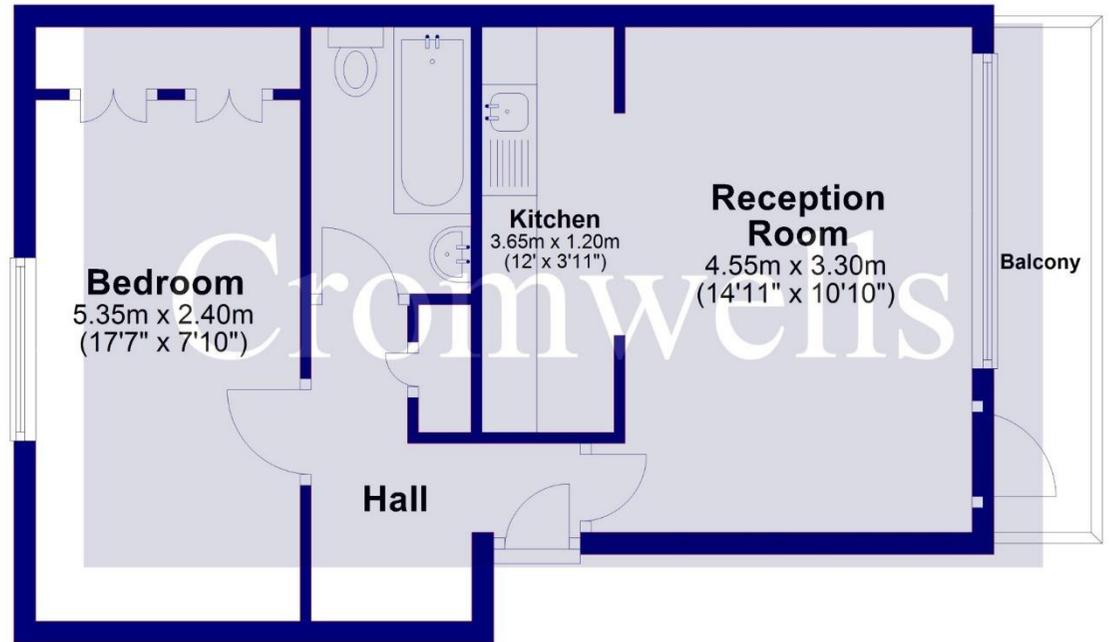
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**Ground Floor**

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

