

**WILLIAMS
HARLOW**

Cheam Office
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

550b London Road Sutton, London SM3 9AA

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS 2 BEDROOM FLAT FOR THE OVER 55's. The property is offered in good condition with an open plan kitchen/reception area and modern bathroom. There are communal gardens and an allocated parking space. Local amenities include a short walk to Sainsburys superstore and bus stop routes with easy access into Sutton town centre. Available immediately on an unfurnished basis.

£1,150 PCM



COMMUNAL ENTRANCE

Stairs and lift to:

FIRST FLOOR ACCOMMODATION

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Coving. Electric storage heater. Entry phone.

KITCHEN/RECEPTION ROOM

5.59m x 4.62m narrow to 3.38m (18'4 x 15'2 narrow to 11'1)

KITCHEN AREA

Range of eye and low level units. Laminate work top. 1 1/2 stainless steel sink unit. Electric fitted hob and electric oven. Integrated fridge freezer, integrated dishwasher and integral washer/dryer. Part tiled walls. Wood flooring. Cupboard housing hot water tank. Electric heater.

RECEPTION AREA

Double glazed window to the rear. Double glazed french doors opening onto Juliet balcony overlooking the communal gardens.

BEDROOM ONE

3.99m x 2.95m (13'1 x 9'8)

Double glazed window to side aspect. Coving.

BEDROOM TWO

3.33m x 2.26m (10'11 x 7'5)

Double glazed window to the rear. Coving. Walk in cupboard.

BATHROOM

Panel bath with shower attachment. Low level WC. Vanity sink unit. Laminate flooring. Fully tiled walls. Heated towel rail. Extractor fan.

OUTSIDE

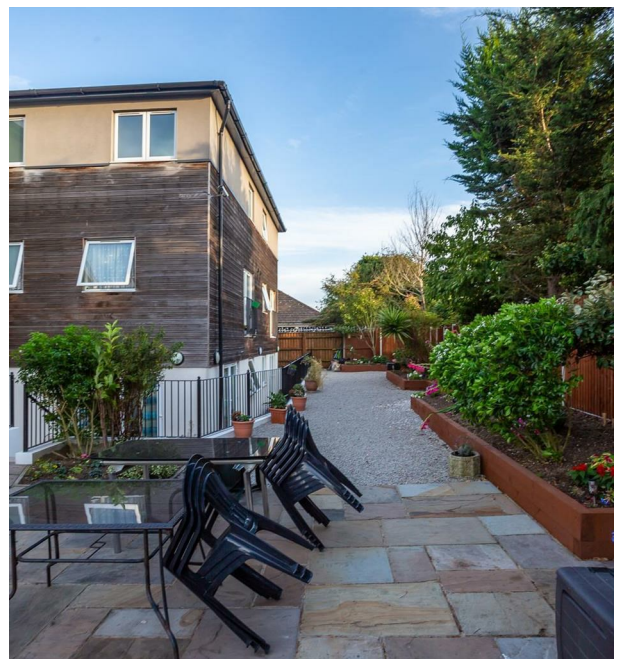
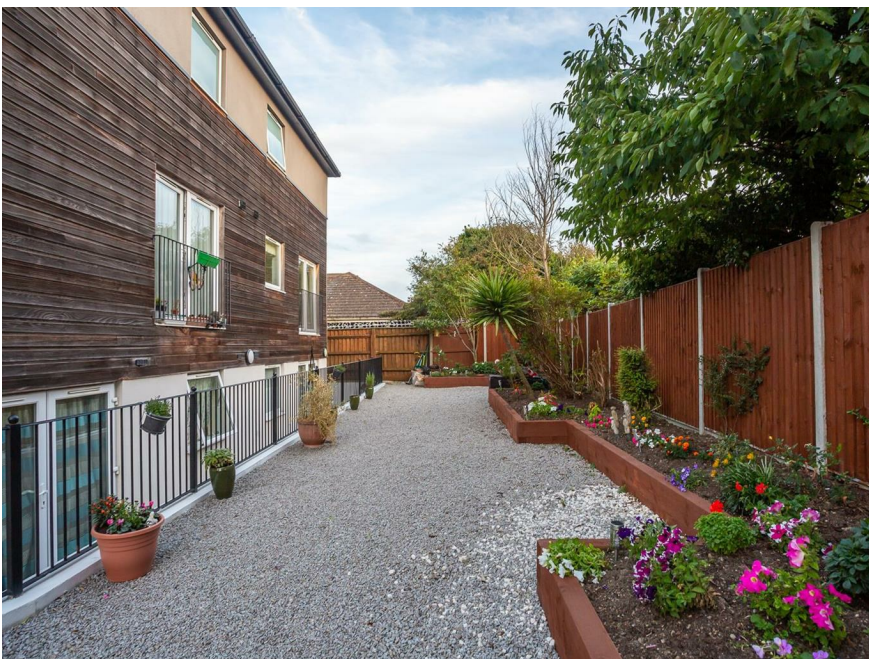
COMMUNAL GARDENS

PARKING

One allocated car parking space with the property and visitors parking space (first come, first served availability).

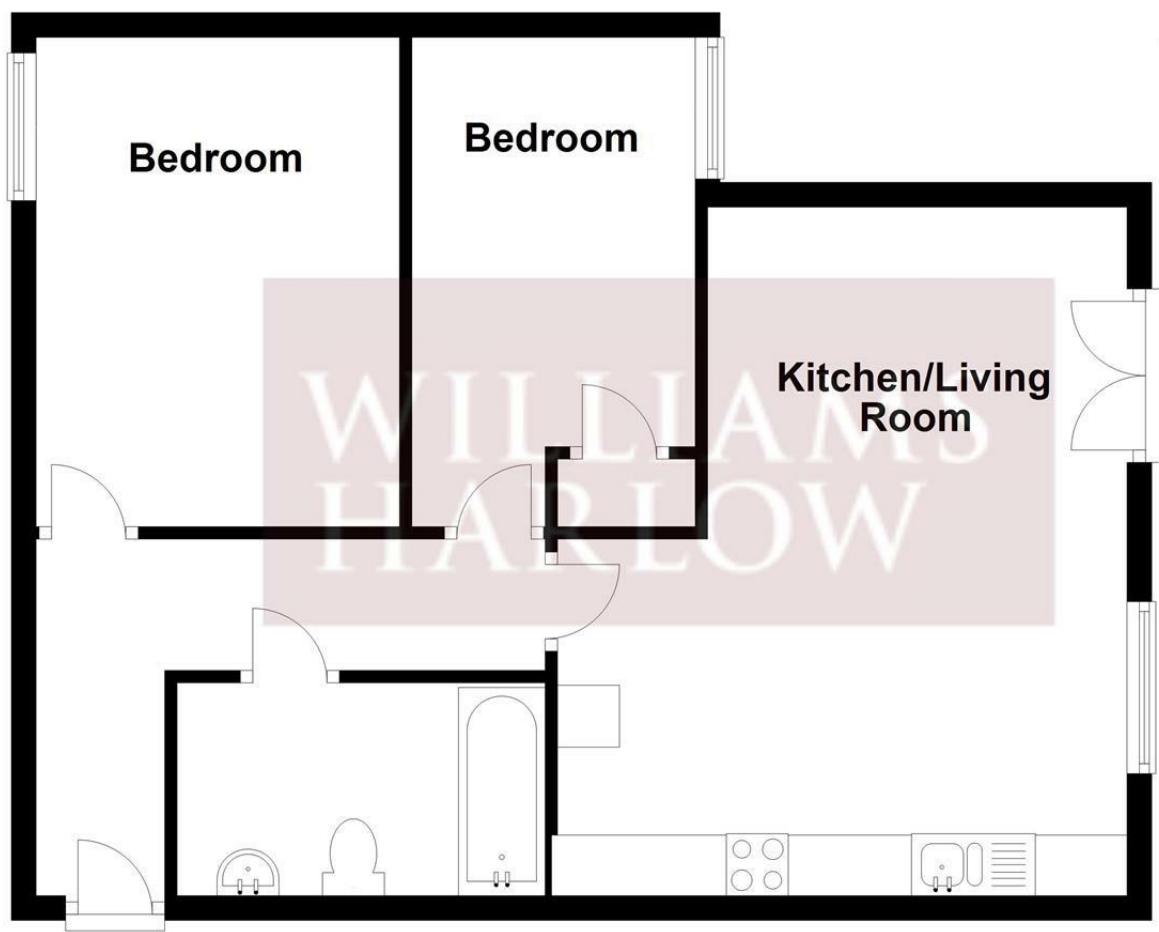
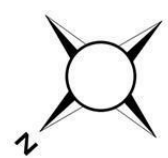
COUNCIL TAX

Council Tax Band C (£1,565.06) 2020/21

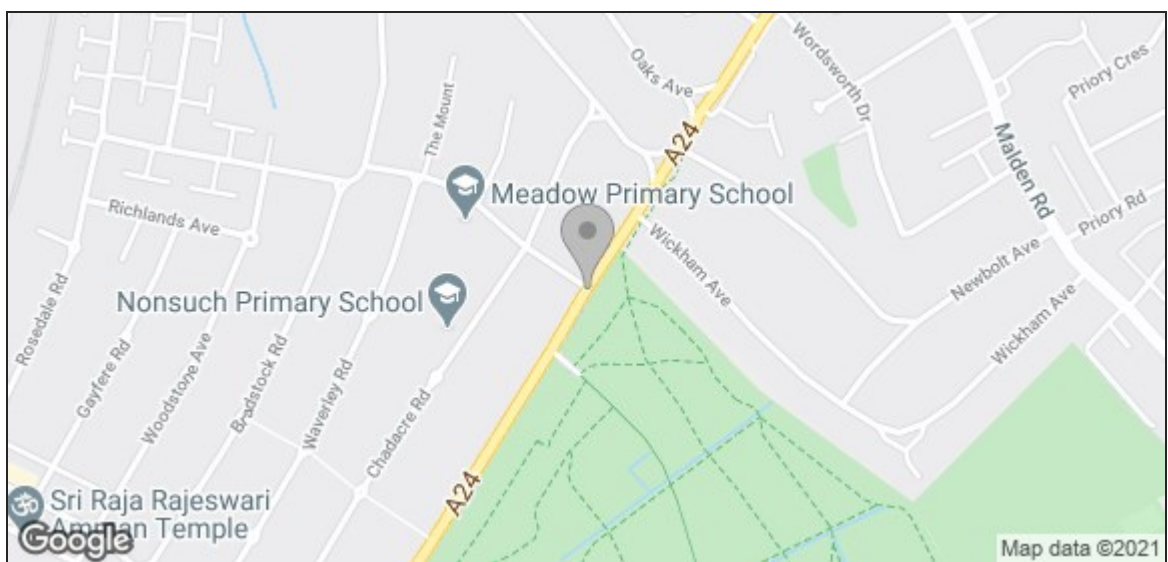


First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	