



CHRISTIES



SUTTON

Available unfurnished - A superb neutrally decorated ground floor one bedroom purpose built apartment located within a popular development. Accommodation comprises a spacious lounge/diner, a modern fitted kitchen with appliances, a good sized double bedroom and bathroom with three piece suite. The property benefits from an allocated parking space and own terrace area.

FLAT 15, 38, KINGSWOOD DRIVE, SUTTON, SM2 5NB MONTHLY RENTAL OF £950

Communal Entrance

Entrance hall with entry phone system and storage cupboard housing water tanks and fuse board

Spacious lounge/diner with coved ceiling and double glazed patio doors leading to own terrace area

Modern fitted kitchen with wall and base units and work surface over, part tiled walls, tiled flooring, built-in oven and hob with extractor above, cupboard housing boiler, 1½ bowl stainless steel sink unit, washing machine, fridge freezer, window, under unit lighting, electric fan heater



Good sized double bedroom with
double glazed window

Bathroom with panel enclosed bath
with shower attachment and screen,
low level wc, pedestal wash hand basin,
part tiled walls, laminate flooring,
extractor fan

Externally there is an allocated parking
space and communal grounds





ACCOMMODATION

COMMUNAL ENTRANCE
ENTRANCE HALL
LOUNGE/DINER - 14' 2" x 13' 9"
KITCHEN - 9' 3" x 6' 3"
BEDROOM - 12' 8" x 9'
BATHROOM - 7' 4" x 6' 2"

OUTSIDE

COMMUNAL GROUNDS
ALLOCATED PARKING SPACE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	79
England, Scotland & Wales	EU Directive 2002/91/EC	

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