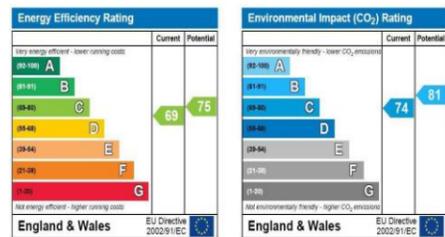


«Floorplan1»



**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**High Street, Sutton, Surrey, SM1 1PQ**

ONE BEDROOM | DOUBLE GLAZING | GAS CENTRAL HEATING | LAMINATE FLOORING  
13'9 x 11' KITCHEN/DINER | CENTRAL LOCATION | EPC RATING C |

**Per Calendar Month: £785.00**

Hunters 92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com

VAT Reg. No 810 2492 66 | Registered No: Partnership | Registered Office: 92 High Street, Carshalton, Surrey, SM5 3AE  
A Hunters Franchise owned and operated under licence by The Tickner Partnership

**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



**High Street, Sutton, Surrey, SM1 1PQ**

AVAILABLE END OF APRIL - A ONE BEDROOM FIRST FLOOR FLAT situated above commercial property in the heart of Sutton close to shops and bus routes.

Sutton mainline station is close to hand along with bus routes and extensive shopping and leisure facilities. Viewings are recommended.

**LOCATION**

**DIRECTIONS**

**COMMUNAL PORCH**

Enclosed, front door, second door to staircase.

**KITCHEN/DINER**

4.20m (13' 9") x 3.35m (11' 0")

Front door, two sash windows, radiator, part tiled walls, range of built in base units and wall cupboards with laminated worksurface, washing machine, inset gas hob, fitted electric oven, fridge, laminate flooring, archway to living room.



**LIVING ROOM**

4.27m (14' 0")x 3.35m (11' 0")

Two double glazed windows, laminate flooring, radiator, power points.



**BEDROOM**

2.21m (7' 3") x 2.06m (6' 9")

Double glazed window, laminated flooring, radiator, power points.



**BATHROOM**

Double glazed obscure window, fully tiled walls, panelled bath with mixer spray unit and over bath shower, pedestal hand basin, low level wc, radiator.

**OPENING HOURS**

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:00

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.