

Cromwells



Grange Road, Sutton, SM2 6SR

£350,000

Cromwells are pleased to offer this two bedroom ground floor apartment, with garage en bloc and communal gardens.

It is situated in a convenient residential location, close to the amenities of both Cheam Village and Sutton Town Centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton and Cheam mainline railway stations are close by, with excellent services into Central London.

There are several well regarded local schools, including Avenue Primary Academy, Devonshire Primary School, Overton Grange School, Harris Academy, Sutton Grammar and Nonsuch High School for Girls.

EPC rating C.

Accommodation

This good size ground floor flat has a generous hallway with several storage cupboards. It leads to a bright living room with large feature bay window, a double bedroom and a good size single bedroom, both with built in cupboards. There is also a fitted kitchen with ample units and worksurfaces, together with a modern family bathroom.

Outside

The property has the benefit of overlooking the generous communal gardens.

There is also a garage en bloc.





Council Tax - C
Tenure - Leasehold

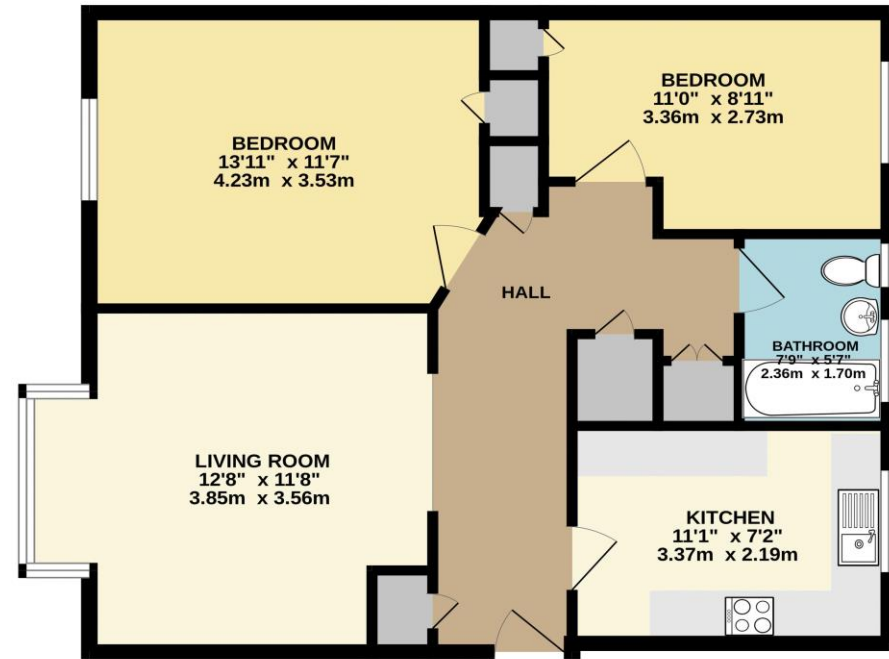
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Disclaimer

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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



