

Cromwells



Albion Road, Sutton, SM2 5TA

£350,000

Cromwells are pleased to offer this top floor, two bedroom, two bathroom apartment with allocated parking, visitor parking and communal gardens. It is situated in a convenient and quiet tree lined road in the residential location of South Sutton, close to the amenities of both Sutton Town Centre and Carshalton Beeches. There are a variety of shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton and Carshalton Beeches mainline railway stations are within easy reach, with excellent services into Central London. Well regarded local schools include Devonshire Primary, Barrow Hedges Primary, Sutton High School, Sutton Grammar School, Overton Grange School and Harris Academy Sutton.

EPC rating C. No Onward chain.

Accommodation

This well presented, top floor apartment has the added benefits of access to a boarded loft, a west facing juliet balcony with a leafy outlook, and an alarm system. The spacious hallway with storage cupboards leads to a large reception room with double doors and full length windows to the juliet balcony, and onto the fitted kitchen. Both bedrooms have fitted wardrobes, and the largest has an ensuite shower room. There is also a family bathroom. The boarded loft provides a useful additional space for storage.

Outside

There is an allocated parking space as well as visitor parking, a bike shed and attractive, well maintained communal gardens.





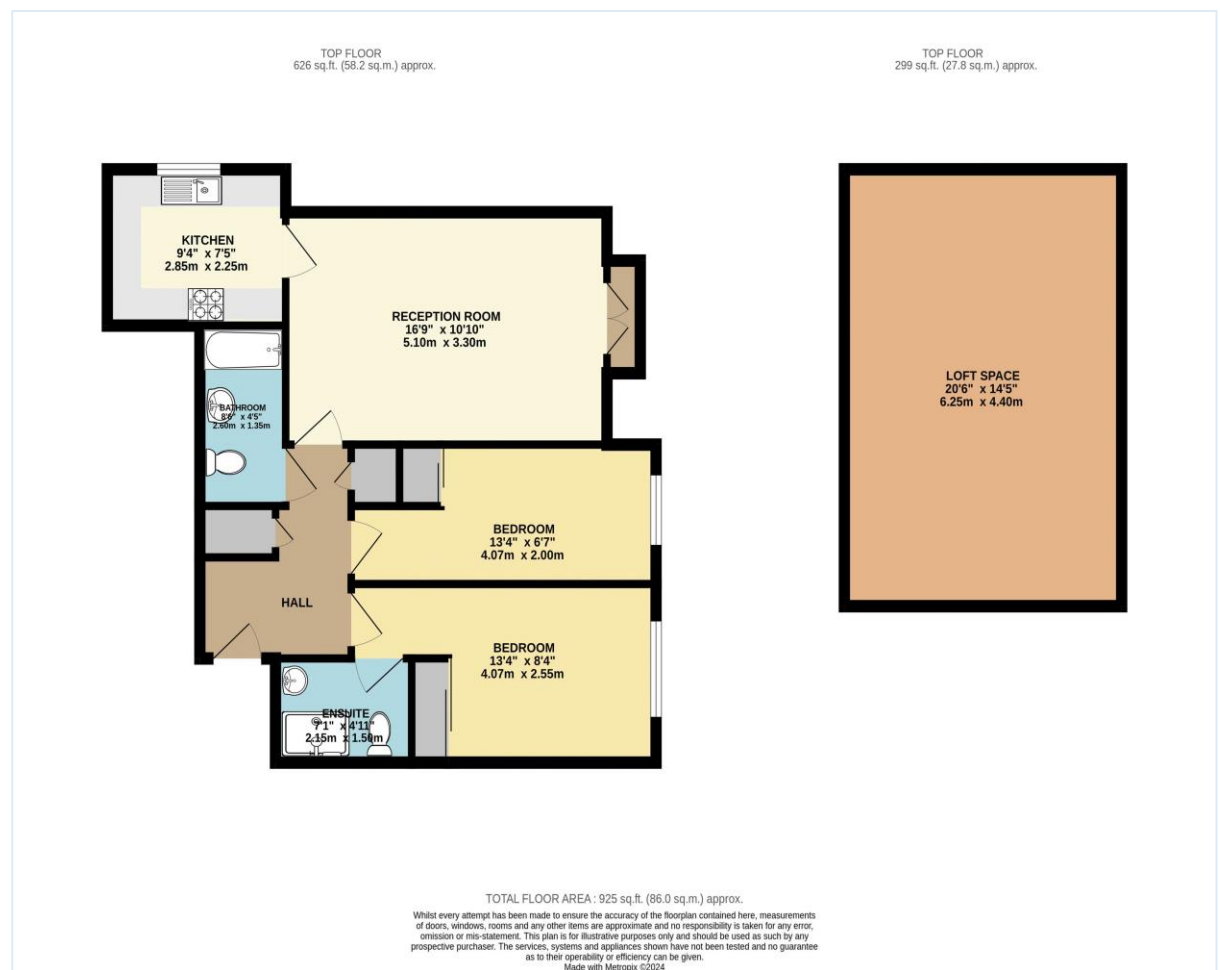
Council Tax - C
Tenure - Leasehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



