

Cromwells



Albion Road, Sutton, SM2 5TA

Offers in Excess of £350,000

Cromwells are pleased to offer this well presented two bedroom, first floor luxury apartment with allocated parking and communal gardens.

It is situated in a convenient residential location, close to all the amenities of both Sutton Town Centre and Carshalton Beeches, including 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.

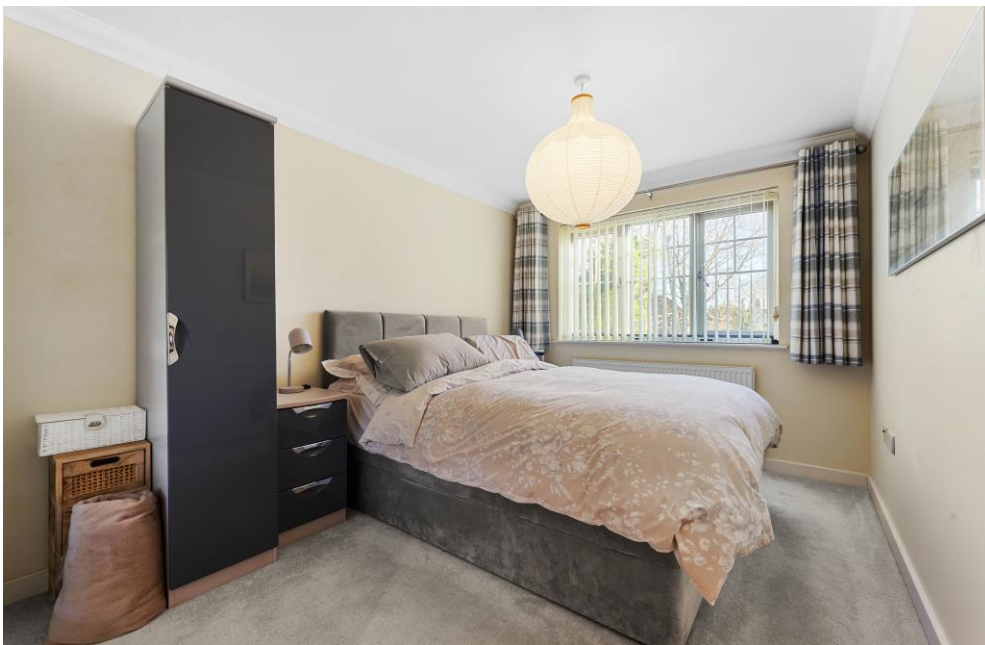
Accommodation

This well presented apartment has a spacious hallway with storage cupboards. The large reception room has double doors and full length windows, fitted with folding wooden shutters, opening to the Juliet balcony. The modern fitted kitchen with integrated appliances leads off the reception room. There are two bedrooms, the master has an en suite shower room and both bedrooms have fitted wardrobes. The family bathroom completes the accommodation.

Outside

The property has an allocated parking space, as well as attractive, well maintained communal gardens.





Council Tax - C
Tenure - Leasehold

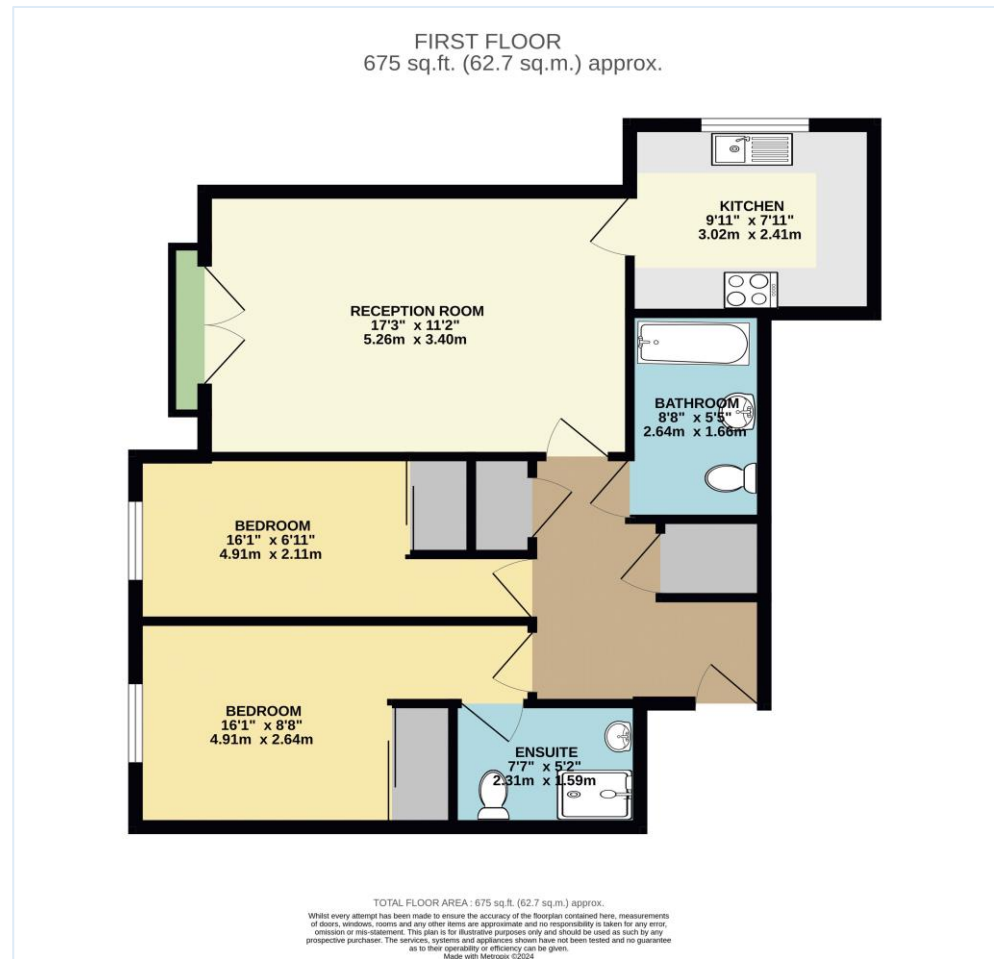
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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



