



**Camberley Court, Blackbush Close, Sutton, Surrey, SM2 6BB**  
**£245,000**

**A well presented and spacious one bedroom ground floor apartment. The property benefits from a 16ft lounge and a modern fitted kitchen and is ideally located within a short walk of Sutton train station and town centre.**



**\*Double Bedroom \*Modern Bathroom  
\*Communal Gardens  
\*No Chain**

---

**Front Door to:**

**Entrance Hall**

**Reception Room - 16' 11" x 9' 10" (5.15m x 2.99m)**

**Kitchen - 9' 10" x 9' 4" (2.99m x 2.84m)**



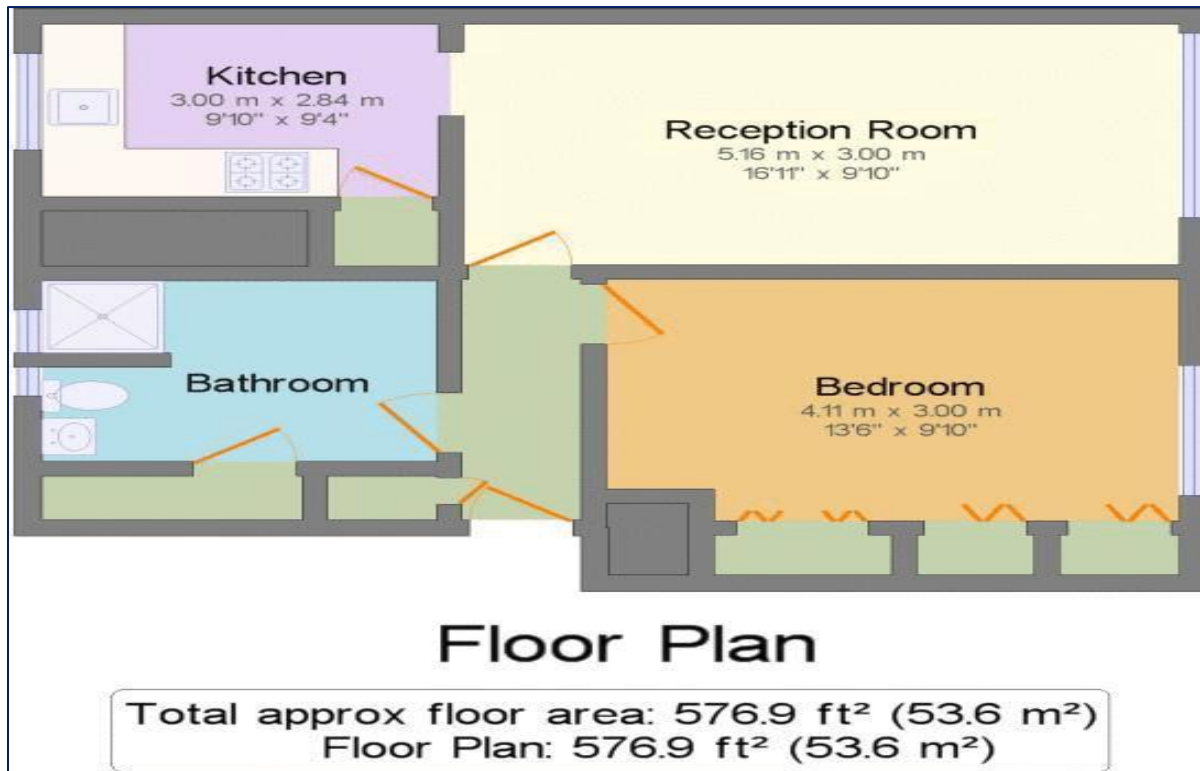


**Bedroom - 13' 6" x 9' 10" (4.11m x 2.99m)**

**Bathroom**

**Outside**  
Communal gardens.





**Council Tax - B**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**

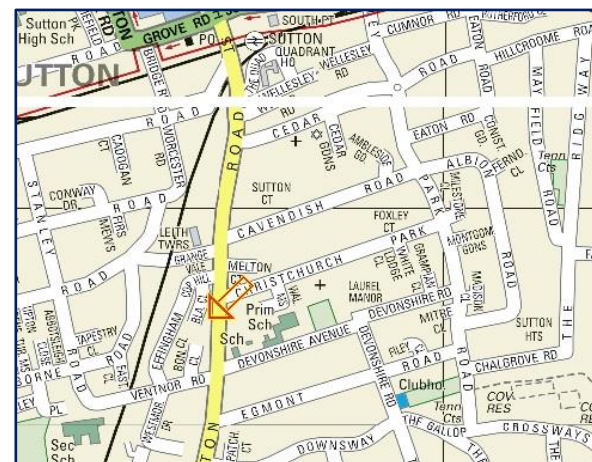


**admin@cromwellscarshalton.com**



[www.cromwellsesateagents.uk](http://www.cromwellsesateagents.uk)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   c
55-68	<b>D</b>		
39-54	<b>E</b>	52   E	
21-38	<b>F</b>		
1-20	<b>G</b>		



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