

TO LET

Martin & Co

Cheam Road, Sutton, SM1
£1,700 pcm


MARTIN&CO

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Date available: 30th May 2025

Deposit: £1,961

Unfurnished

Council Tax band: C = £2017.53 pa

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS 1 EN-SUITE
- LIVING / DINING ROOM
- KITCHEN / DINER
- NO CHAIN & ALLOCATED PARKING
- CLOSE TO SUTTON STATION
- ENTRY PHONE SECURITY

JUST REDUCED TO £1700 PCM. Well-presented 2 bedrooms flat, at the rear of this modern block, (NO LIFT) near Sutton High Street, Sutton Station and the Town Centre. The property offers a spacious living/dining room, kitchen/diner, 2 good sized bedrooms, family bathroom & an en-suite shower room, (2 Toilets), own allocated parking space and overlooking communal gardens. More efficient EPC rating as Band C and underfloor electric heating. Perfect for professionals or a family with an older child to use the stairs.

IMMEDIATELY AVAILABLE. NO CHAIN & UNFURNISHED.

Likely move in date 30th of May 2025. Sutton Council Tax Band C = £2,017.53 PA.

KEYS HELD. VIEWING RECOMMENDED.

SOLE AGENT



Martin & Co Sutton

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.