

# HUNTERS®

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## Carshalton Road

Sutton, SM1 4LL

£825 Per Calendar Month

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AVAILABLE FROM 21st SEPTEMBER 2022, UNFURNISHED - A ground floor studio flat with own front door and own private garden. The studio features a good size studio room, modern fitted kitchen, recently installed shower cubicle, central heating and double glazing. Sutton town centre and main line train station are nearby.



## FRONT GATE

Secure gate leading to side access.

## KITCHEN 10'0"x 7'10" (3.05x 2.39)

Double glazed front door, two double glazed windows, tiled floor, stainless steel single drained inset sink unit with cupboard under, base units with laminated worktops, wall cupboard, integrated oven, fitted twin gas hob, cooker hood, washing machine, fridge/freezer.

## STUDIO ROOM 13'0"x 10'0" (3.96x 3.05)

Three double glazed windows, laminated floor, radiator.

## SHOWER ROOM

Double glazed obscure window, tiled floor, low level wc, sink in vanity unit, large tiled shower with mixer unit.

## OUTSIDE

Own garden to rear.

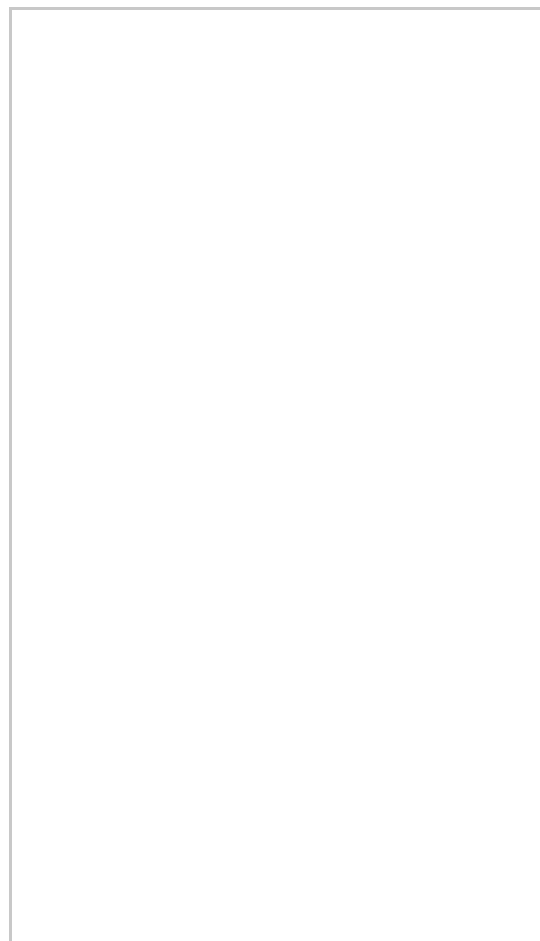
## COUNCIL TAX

Band B - 2022-2023 £1503.54

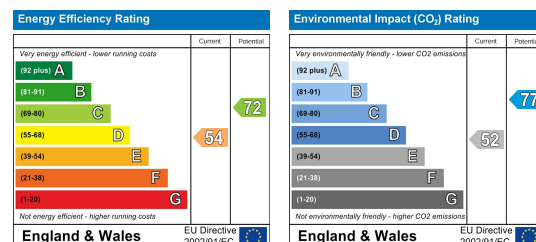
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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