



Albion Road, Sutton, Surrey, SM2 5TH
Guide Price £375,000

Cromwells are delighted to be able to offer this spacious ground floor apartment, offering well proportioned accommodation with the added benefit of 2 bathrooms and outside space. This property also provides more than adequate storage, as well as an 18'9" open plan lounge/diner. Ideally located within a short walk of Sutton mainline station with it's excellent service into London, along with an array of well performing schools, shops and restaurants.



- *2 double bedrooms with en-suite to master**
- *Ground floor with doors leading to patio area**
- *Allocated parking *Excellent storage**

Communal Entrance Hall

Spacious Entrance Hall

Storage cupboards. Doors leading to:

Lounge/Diner - 18' 9" x 10' 7" (5.71m x 3.22m)

Opening into kitchen. Doors leading out to patio area and communal gardens

Kitchen - 10' 7" x 7' 7" (3.22m x 2.31m)

Leading from lounge/diner

Bedroom 1 - 19' 10" x 9' 3" (6.04m x 2.82m)

Door leading into en-suite shower room

En-suite shower room - 7' 8" x 5' 9" (2.34m x 1.75m)

Bedroom 2 - 13' 11" x 8' 10" (4.24m x 2.69m)

Bathroom - 9' 3" x 6' 4" (2.82m x 1.93m)

Outside

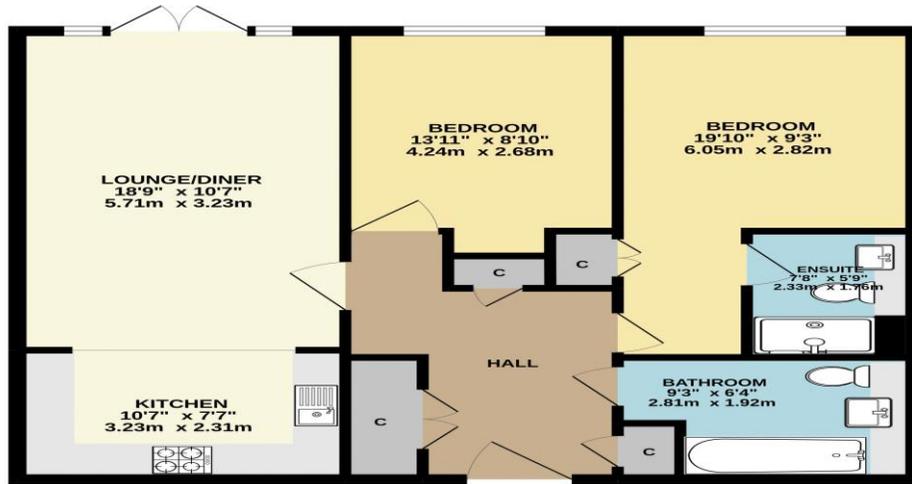
Patio area

Communal gardens

Allocated parking



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq. ft. (71.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and application cannot be relied upon and no guarantee can be made. www.cromwells.co.uk

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



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



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