



Cromwells

**Autumn Drive, Sutton, Surrey, SM2 5FA**  
**Guide Price £275,000**

**A well presented and spacious two bedroom apartment which has been the subject of modernisation and benefits from a modern kitchen and bathroom, the property forms part of a popular development in a cul de sac location, close to local schools, shops and transport links.**



**\*NO CHAIN**

**\*Spacious Lounge**

**\*Allocated Parking Space \*Popular development**

#### **Entrance Hallway -**

Carpet, fitted cupboard, fire alarm, door to:

#### **Bedroom 1 - 13' 1" x 8' 4" (3.98m x 2.54m)**

Double glazed window, carpet, fitted cupboard, heater.

#### **Bedroom 2 - 12' 2" x 8' 6" (3.71m x 2.59m)**

Double glazed windows, carpet, fitted cupboard, heater.

#### **Bathroom**

White 3 piece suite consisting of panel bath with mixer tap and shower above, low level w/c and wash hand basin with mirrored cupboard.

#### **Reception Room - 17' 7" x 10' 2" (5.36m x 3.10m)**

Double glazed bay window, carpet, heater, archway leading onto:

#### **Kitchen - 7' 10" x 7' 3" (2.39m x 2.21m)**

Modern and Stylish kitchen offering ample work top space with integrated stainless steel sink and drainer with mixer tap, cupboards and drawers below, integrated oven and hob with extractor fan above, space and plumbing for washing machine.

#### **Attic**

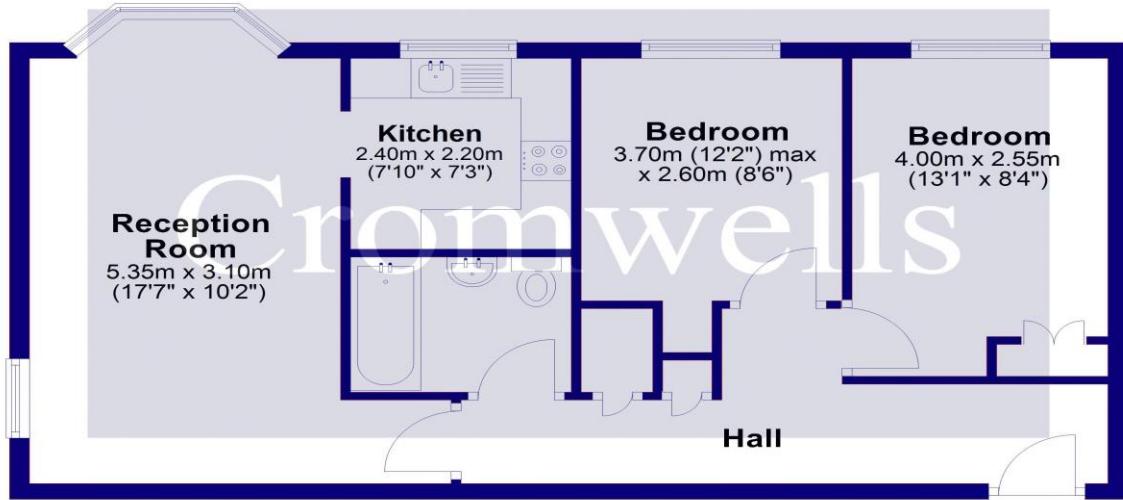
#### **Allocated Parking Space**



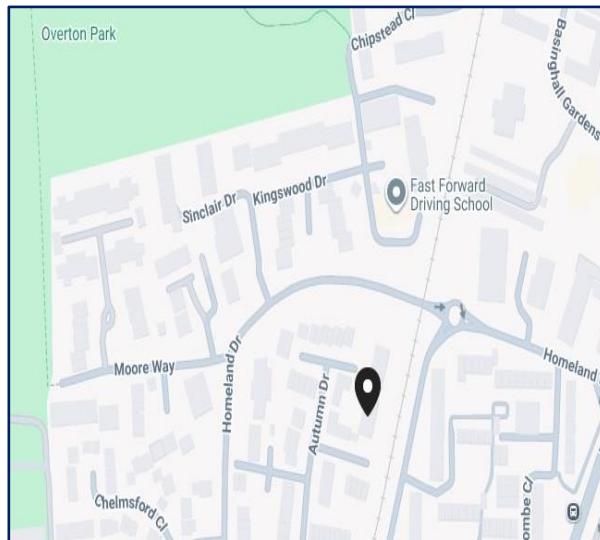
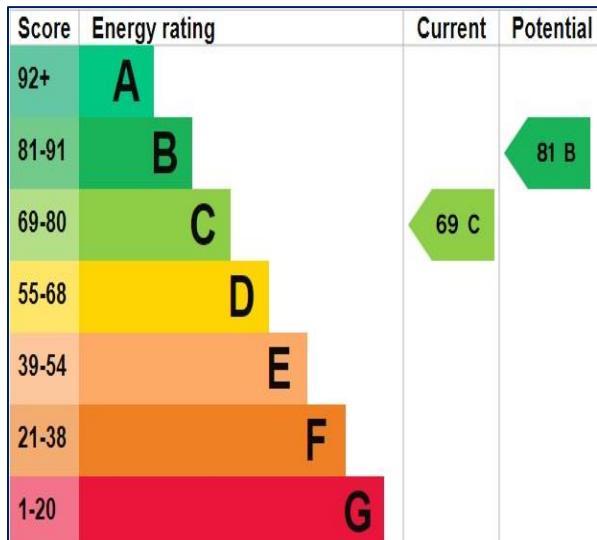


### Top Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 57.8 sq. metres (621.9 sq. feet)



### Council Tax - D

Local Authority: London Borough of Sutton  
Tenure - Leasehold



95 Banstead Road  
Carshalton  
Surrey  
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



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

### 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.