



# Cromwells

**13 Camberley Court, Blackbush Close, Sutton, Surrey, SM2 6BB**  
**Guide Price £250,000**

**A beautifully presented NO CHAIN one bedroom ground floor flat with long lease, the property is ideally located in a quiet yet convenient location, within a short walk of Sutton train station and town centre, as well as an array of local schools.**





- \* NO CHAIN**
  - \*Modern Kitchen and Bathroom**
  - \*Spacious Lounge**
  - \*900+ Year Lease**
- 

### **Entrance Hall**

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

Bright and Spacious 16ft lounge, with full length windows letting in plenty of natural light, wood flooring, ceiling spotlight.

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

Modern and stylish kitchen with work top space, stainless steel sink and mixer tap with window above, integrated oven and hob with extractor fan above, wall mounted storage with drawers and cupboards below, space and plumbing for washing machine and dishwasher.

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

Large mirrored fitted wardrobes with ample storage, carpet, double glazed window, ceiling spotlights.

**Bathroom -**

Modern bathroom with large walk in waterfall shower, low level wc, wash hand basin with storage below, and mirrored storage above, part tiled walls and floor.

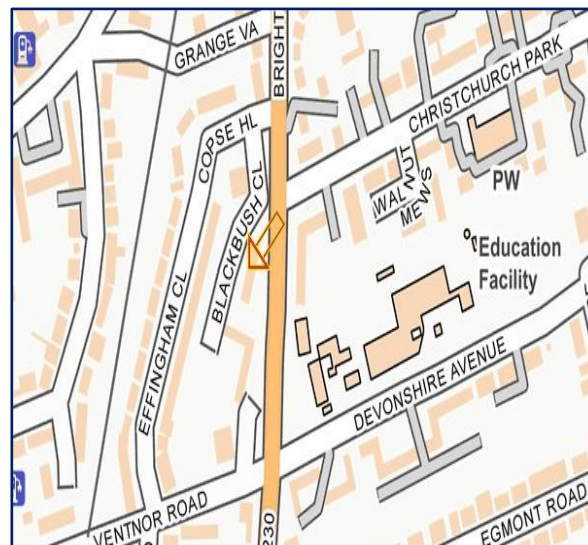
**Communal Gardens**







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



**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.cromwellsestateagents.uk](http://www.cromwellsestateagents.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