

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**

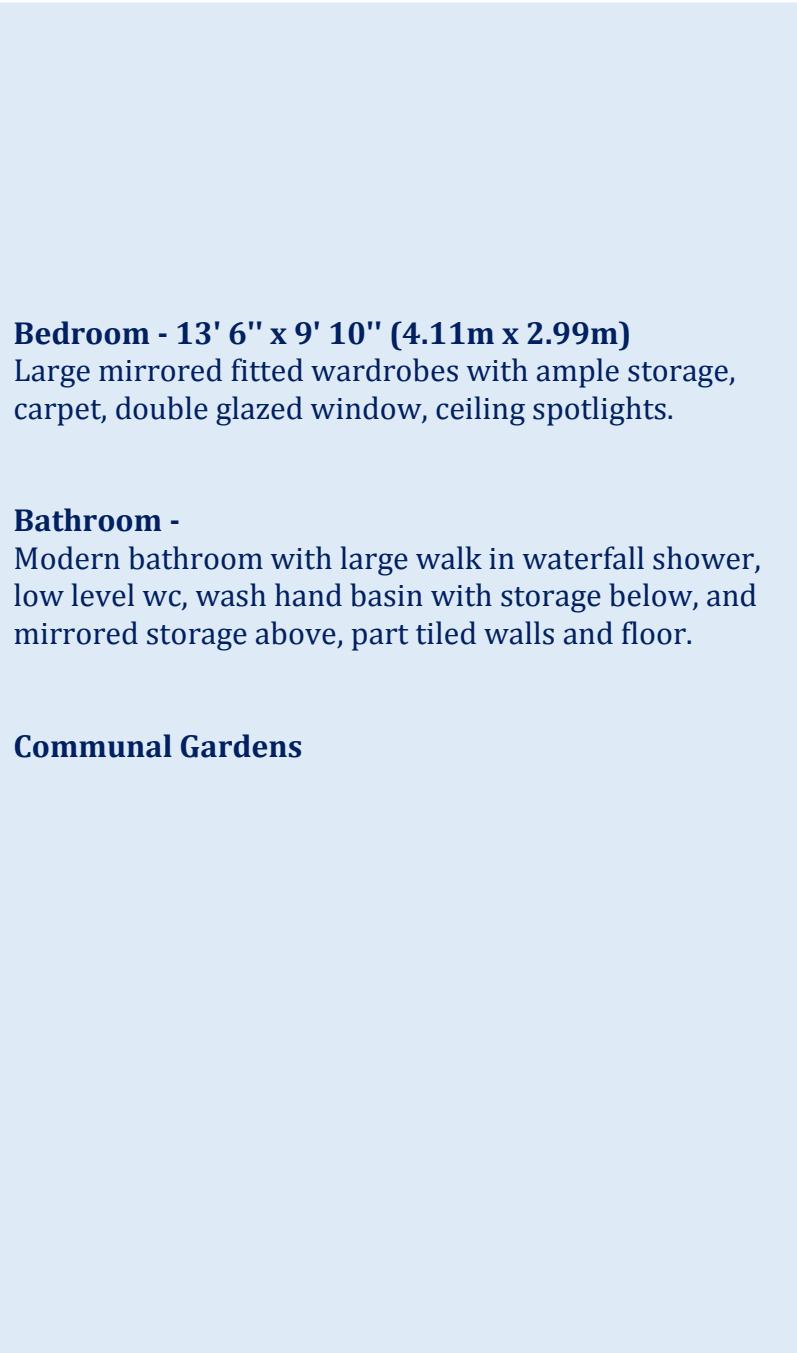
### **Entrance Hall**

### **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.



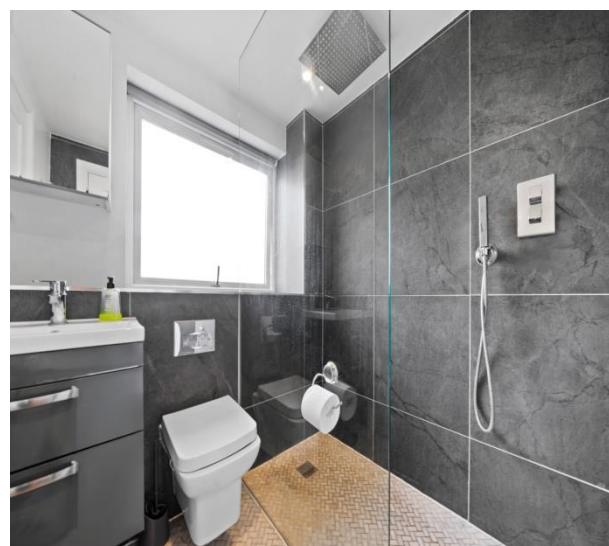
### **Bedroom - 13' 6" x 9' 10" (4.11m x 2.99m)**

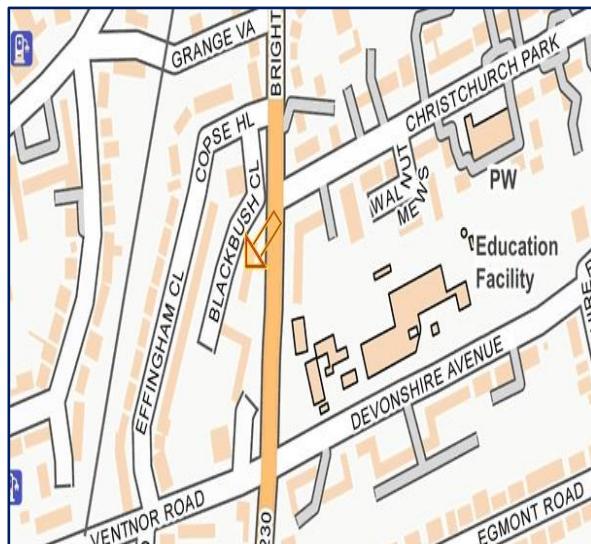
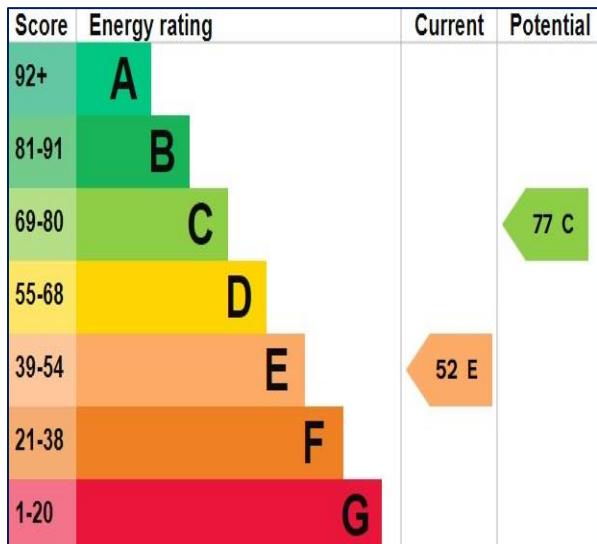
Large mirrored fitted wardrobes with ample storage, carpet, double glazed window, ceiling spotlights.

### **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**





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



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