



**Camberley Court, Blackbush Close, Sutton, Surrey, SM2 6BB**  
**Guide Price £275,000**

**A completely refurbished one bedroom first floor apartment offered to the market in excellent decorative order. The property is situated in a quiet location yet within a short walking distance of Sutton Town Centre, and train station, as well as numerous schools.**



**\*Superb Kitchen & Bathroom**

**\*Spacious Lounge**

**\*Garage**

**\*Share of Freehold**

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### **Entrance Hall**

Fitted Cupboard, door leading to:

### **Bedroom - 10' 0" x 12' 8" (3.05m x 3.86m)**

Double glazed window, wood effect flooring, radiator.

### **Reception room - 10' 2" x 16' 5" (3.10m x 5.00m)**

Large double glazed window, wood effect flooring, radiator,

### **Kitchen - 7' 5" x 8' 11" (2.26m x 2.72m)**

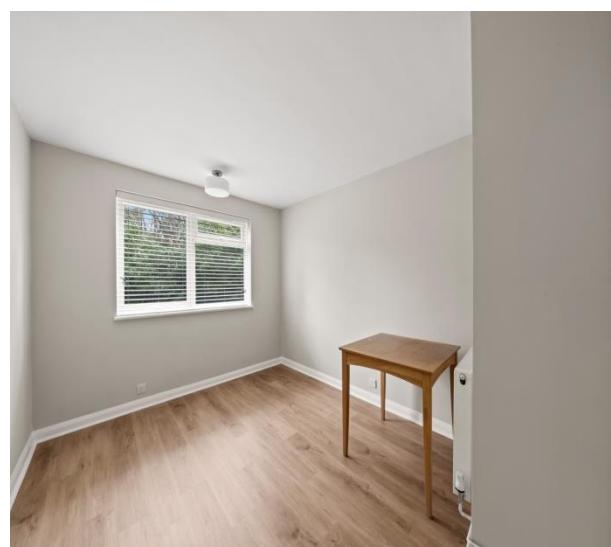
Stylish and Modern kitchen with ample worktop space, with cupboards and drawers below and wall mounted cupboards above for more storage, integrated stainless sink and drainer with mixer tap with double glazed window above, integrated oven and hob with extractor fan above, space for fridge and freezer, and space and plumbing for washing machine, wood effect flooring.

## **Bathroom**

Clean and Sleek white 3 piece suite consisting of panel bath with mixer tap, shower above with shower screen, low level wc with enclosed cistern, and integrated wash hand basin with storage below, wood effect flooring, double glazed windows, and ventilation fan.

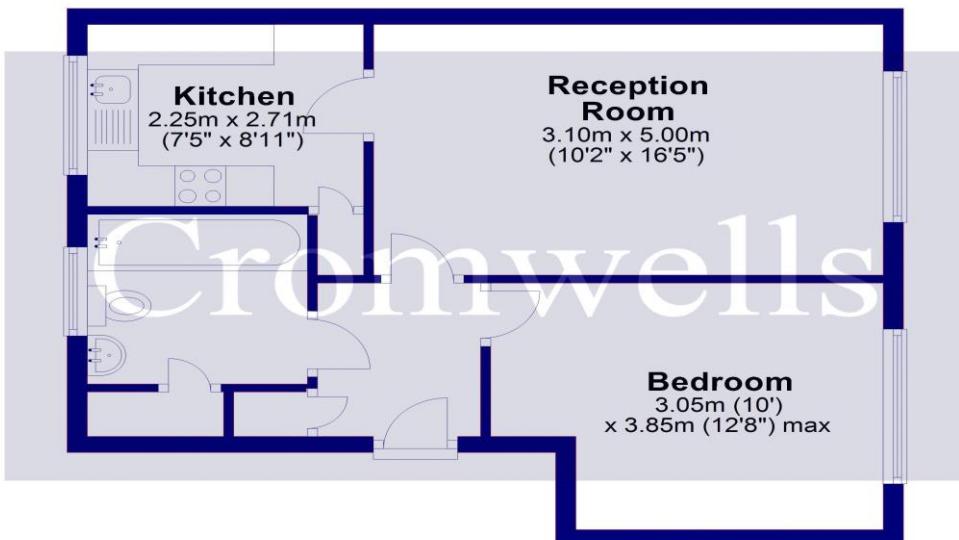
## **Garage**

## **Communal Gardens**



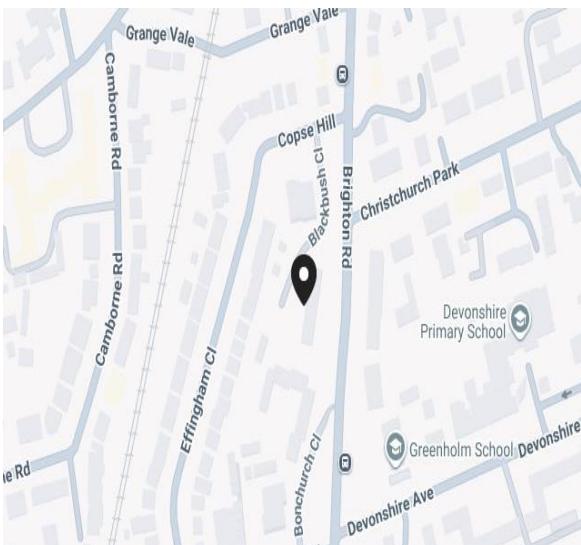
## First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 43.2 sq. metres (465.5 sq. feet)

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



## Council Tax - B

Local Authority: London Borough of Sutton  
Tenure - Share of Freehold



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