

Camborne House, Camborne Road, Sutton, SM2 6RL

Offers in Excess of £460,000

This larger than average South Sutton First floor apartment is offered to the market with no onward chain. Providing two good sized double bedrooms, kitchen, bathroom and separate W.C. The spacious reception room, has the option to partition part off to provide a third bedroom if required, still leaving a generous living space with doors onto a West facing Balcony.

Located in close proximity to Sutton mainline station, bus routes, and Sutton high street which offers an abundance of shops, gyms and restaurants. Numerous well regarded nurseries, primary and secondary schools are also within easy reach. This Share of Freehold property also benefits from a single garage en bloc. EPC Rating C.

No Onward Chain · Share of Freehold ·
Two Double Bedrooms · West Facing Balcony





Council Tax - D
Tenure - Share of Freehold

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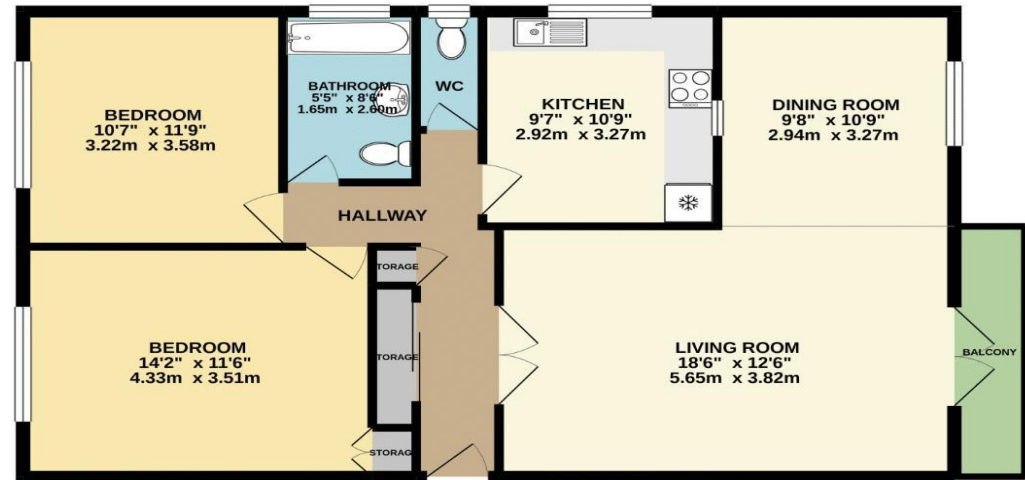
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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