



**Sutton Grove, Sutton, Surrey, SM1 4TH**  
**£950 Per month**



## Sutton Grove, Sutton, Surrey, SM1 4TH

- Ideal location for commuters as Sutton station is close by
  - Spacious apartment on the top floor
  - Close to good schools so perfect for young families
  - Share of the FREEHOLD
  - Allocated Parking Space
- Within 1 mile of Sutton and Carshalton Beeches train stations
  - No Ground Rent Charges

Kaybridge Residential is proud to present to market this one bedroom apartment. Near Sutton mainline station is within walking distance, as is the town centre and fantastic local schools. Located on a popular residential development in Sutton, this One bedroom top floor flat is also ideally situated for access to Sutton town centre as well as local shops, amenities and transport links. The property offers double glazing throughout, very good sized bedroom, bright living/dining room, fully tiled bathroom and a fitted kitchen. It also has the benefit of communal gardens and a allocated parking space. viewing highly recommended.

### **Important note to purchasers:**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form



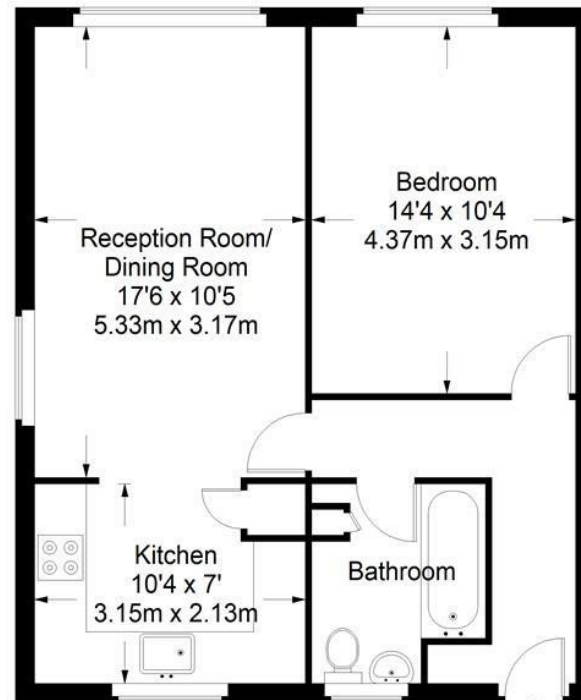




part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



# Cramhurst House



Third Floor = 537 sq ft

Approximate Gross Internal Area  
THIRD FLOOR = 537 sq ft / 49.89 sq m  
Total = 537 sq ft / 49.89 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |