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MARRIOTT VERNON

ESTATE AGENTS

56 Grange Road, Sutton, SM2 6SJ

£1,400 Per month



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# 56 Grange Road

Sutton, SM2 6SJ

Well Presented One Bedroom First Floor Flat

Modern Interiors and Quality Finish

Private Balcony

Bathroom

Close to Sutton Station and Bus Routes

Popular Development in South Sutton Location

Light and Spacious Reception Room

Updated Kitchen Units

Off Street Parking and Communal Gardens

Easy Access Sutton Town Centre Amenities

Marriott Vernon present to the market this well presented one bedroom first floor flat with private balcony and off street parking, conveniently situated in a sought after South Sutton location, within easy reach of transport links and amenities. The property has been recently upgraded, offering light and spacious accommodation with a modern finish, updated kitchen units and new flooring throughout - the perfect base for a modern lifestyle in this fantastic residential location. Features include a generous reception room, separate well appointed kitchen, bathroom, gas central heating, double glazing and quality floor coverings (new carpets and LVT to the kitchen and bathroom).

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing and dining and door out onto the private balcony. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There is a well sized double bedroom with inbuilt storage, plus a stylish bathroom with three piece suite.

The property is conveniently located within easy reach of Sutton station providing excellent fast and frequent links into Central London, as well as numerous regular bus routes offering connections to the surrounding area. Sutton town centre is also close-by with an array of shops, bars, cafes, restaurants and amenities, as well as supermarkets, cinema and leisure facilities.

Viewings are highly recommended.

£1,400 Per month







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Floor Plans



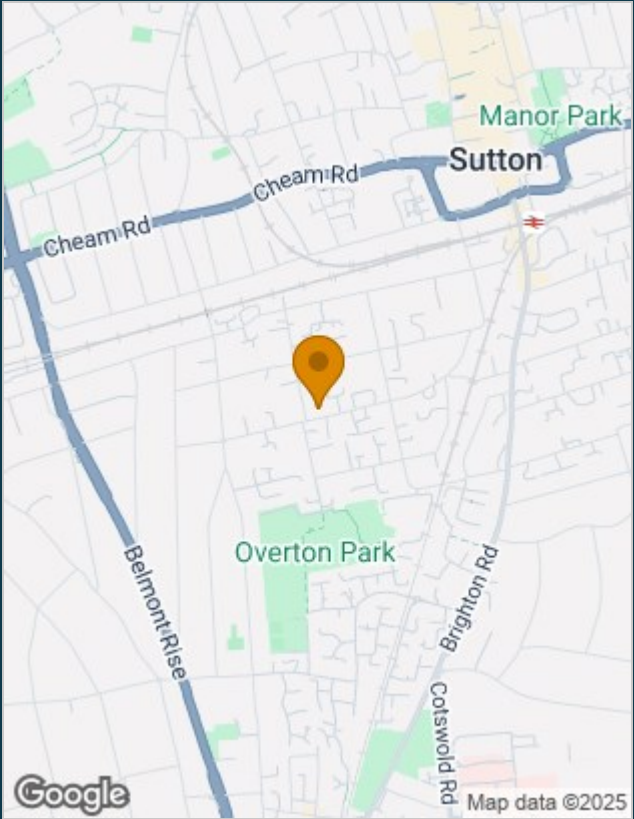
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



| 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 |           |