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MARRIOTT VERNON
ESTATE AGENTS



32-34 Camborne Road, Sutton, SM2 6RE

£1,475 Per month



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Sutton, SM2 6RE

- Well Presented Two Double Bedroom Top Floor Flat
- Modern Interiors and Neutral Finish
- Separate Well Equipped Kitchen
- Well Maintained Communal Gardens
- Easy Access Sutton, Cheam and Belmont Stations
- Popular Residential Block
- Bright and Spacious Reception Room
- Family Bathroom with White Suite
- Residents Parking (First Come, First Served)
- Close to Town Centre Shops and Amenities

Marriott Vernon proudly present this well presented and neutrally finished two double bedroom top floor purpose built flat with well maintained communal gardens and residents parking on a 'first come, first served' basis. The property offers bright, well planned accommodation with modern interiors - ideal for couples or sharers - conveniently situated within easy reach of excellent transport links and amenities. Features include an inviting reception room, separate well equipped kitchen, modern bathroom with white suite, ample inbuilt storage, security entry phone, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with parquet flooring and ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob with overhead extractor and electric oven below, and integrated fridge/freezer, washing machine, dishwasher and microwave. There are two well sized double bedrooms, each with inbuilt storage cupboard, plus a family bathroom with white three piece bath suite with shower over.

The property is conveniently located within easy reach of Sutton station, with additional links available from nearby Cheam and Belmont, all providing excellent fast and frequent links into Central London. Numerous regular bus routes also offer connections to the surrounding area. Sutton town centre itself is close-by with an array of shops, bars, cafes, restaurants and amenities, as well as supermarkets, cinema and leisure facilities. The area is also well served by good local schools and open spaces.

Viewings are highly recommended.



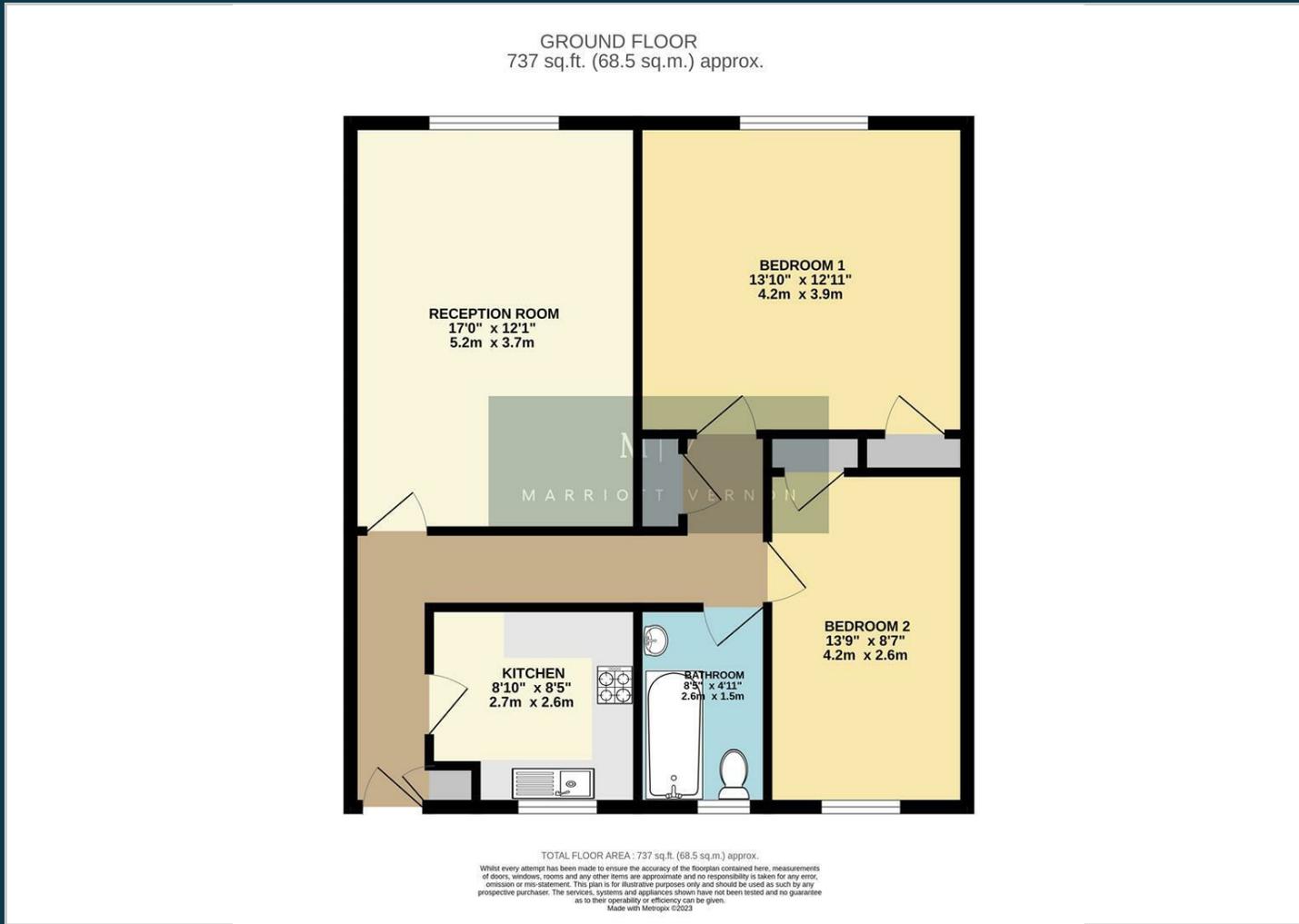




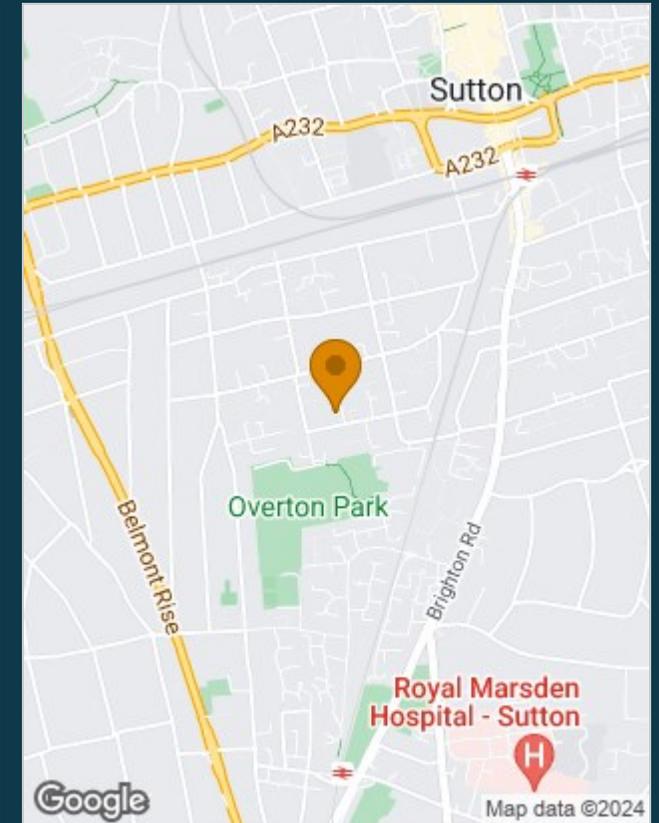
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Floor Plans

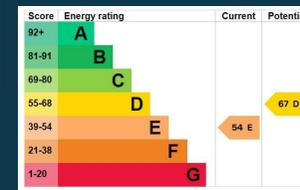


Location Map



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.