

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Brighton Road, Sutton, SM2 5SF



**Flat 5, 111 Brighton Road,
Sutton, SM2 5SF**

Offers Over: £200,000 Leasehold

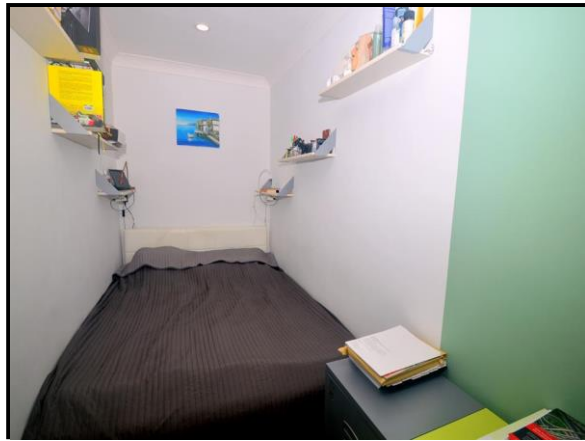
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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Thomas & May is delighted to offer this excellent first floor studio apartment located within 0.5 miles of Sutton mainline station & town centre. The apartment benefits from a separate fitted kitchen, a good sized lounge area with plenty of built-in storage, bedroom area, and a bathroom. The property also benefits from an allocated parking space, gas central heating and use of the well kept communal garden. An early viewing is essential to fully appreciate this surprisingly spacious studio apartment.



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COMMUNAL ENTRANCE

Communal front door with entry phone system, stairs to all floors.

FRONT DOOR

Private front door with spy hole leading to hall which has entry phone, coved ceiling, storage cupboard with power point, doors to;

BATHROOM

Side aspect double glazed frosted window, three piece suite comprising low level WC, inset basin with drawers under, shower cubicle with power shower, storage cupboard with space and plumbing for washing machine and tumble dryer, tiled walls, extractor fan, chrome heated towel rail.

HALL

Coved ceiling, power point, thermostat control for central heating, slide door to;

KITCHEN

2.49m (8' 2") x 1.40m (4' 7")

Side aspect double glazed window, range of wall and base units, roll edge worktop, stainless steel sink with drainer and mixer tap, integrated fridge, integrated oven, integrated hob with extractor fan over, cupboard housing combi boiler, part tiled walls, power points.

LOUNGE AREA

4.06m (13' 4") x 3.89m (12' 9")

Front aspect double glazed bay window, built-in wardrobes, power points, TV aerial point, coved ceiling, down lights.

SLEEPING AREA

2.31m (7' 7") x 1.52m (5' 0")

Coved ceiling, down lights.

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDEN