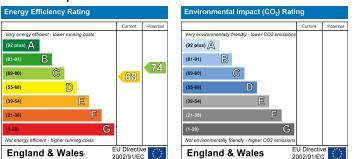
## Location



# EPC Graph



#### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED Tel: 020 8401 5000 E-mail: residential@centro.plc.uk

# £1,700 Per Month - 27th July 2024 Falcourt Close, Sutton, SM1 2RQ



#### Description

- First Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge • Modern Kitchen
- Stylish Bathroom
- Garden
- Permit Parking
- Unfurnished
- EPC Rating D
- Council Tax Band C

#### Features

- Gas Central Heating
- Double Glazing
- Laminate Flooring

#### What you need to know

- Term: 12 months
- Rent: £1700pcm exclusive of bills
- Security deposit: £1961.00
- Council Tax Band C
- Energy Rating: D





## Additional Photos

Falcourt Close, SM1 2RQ

Lounge 4.44 x.4.04m 1477 x 133<sup>1</sup> Bedroom 3.04 x.2.02m 1.58 x.2.22m 1.09 x 9.7<sup>1</sup> 9 1.58 x.2.22m 1.58 x.2.58 x.2.58

All measurements are approximate and for display purposes only

For illustration purposes only

Accommodation



# All dimensions and measurements are approximate and for guidance only.

# Just Centro's Opinion...

This delightful first-floor maisonette set along a quiet residential road in Sutton, boasting two double bedrooms, a spacious lounge, a modern kitchen and a stylish bathroom, perfect for a small family or professionals looking for a comfortable space.

Convenience is key with this property, as it is ideally located close to Sutton Rail Station and Sutton High Street, making commuting and shopping a breeze.

Additional features include, garden space, permit parking, storage and loft space.

Don't miss out on the opportunity to make this charming flat your own.

Offered unfurnished and available in July.





