

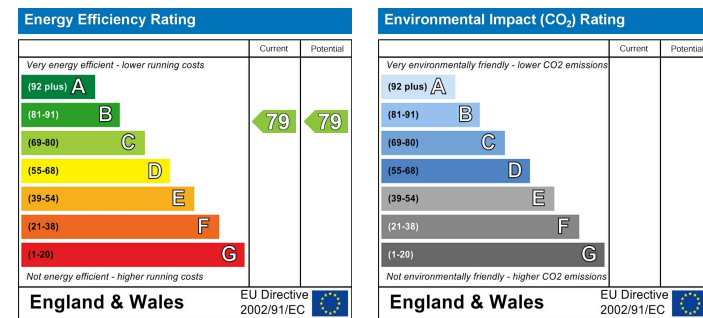
**Location**

SM2 5GZ - From Centro offices in Brighton Road, turn right into Cedar Road, then take the third exit at the roundabout into Langley Park Road. Take the second exit at the next roundabout and the property can be found on the left hand side.

**Location Map**



**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

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

**£1,350 Per Month - 25th September 2024**  
Langley Park Road, South Sutton, SM2 5GZ



**Description**

- Ground Floor Apartment
- Allocated Parking
- Direct Access to Patio
- Modern Specification
- Great Location
- Unfurnished
- EPC Rating : C
- Council Tax Band : C

**Features**

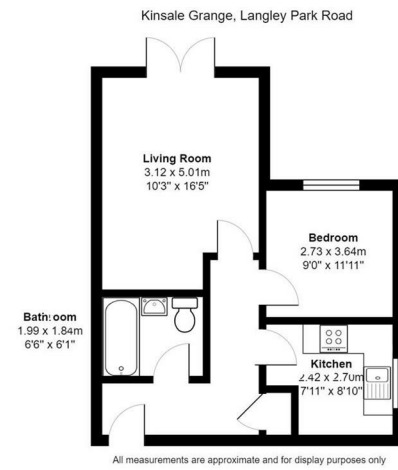
- Double glazing
- Gas central heating
- Allocated parking

**What you need to know**

- Term: 12 months
- Rent: £1350pcm exclusive of bills
- Security deposit: £1557.00
- Council Tax band: C
- Energy Rating: C



## Floor Plan



For illustration purposes only  
Accommodation



All dimensions and measurements are approximate and for guidance only.

### *Just Centro's Opinion...*

This modern, well presented ground floor one bedroom apartment is located within 0.5 miles of Sutton rail station offering both Southern and Thameslink services into London Victoria, London Bridge and St Pancras international.

The property benefits from direct access to a patio and communal gardens via the lounge, bedroom with built-in wardrobe, kitchen with built in appliances and gated residents parking.

The property is in a fantastic location, being within walking distance of a whole host of shops, restaurants and leisure facilities.

Offered unfurnished and available at the end of September.

## Additional Photos

