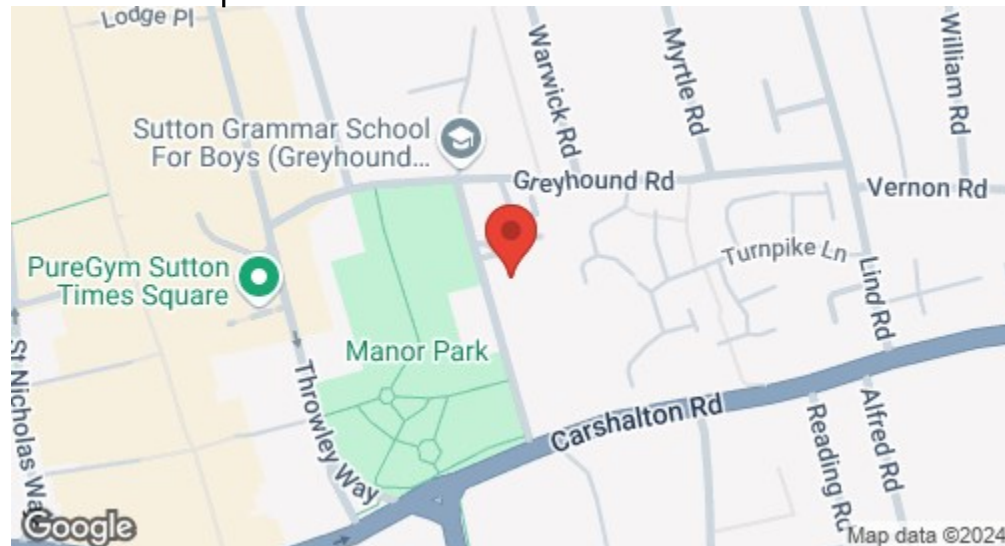
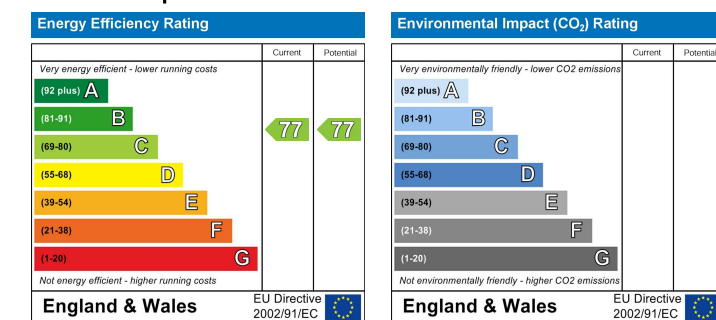


## Location

### 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](mailto:residential@centro.plc.uk)

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

**£1,600 Per Month - 1st November 2024**

Manor Park Road, Sutton, SM1 4AH



### Description

- Conversion Apartment
- 2nd Floor
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen
- Off-Street Parking
- Great Location
- EPC Rating C
- Council Tax Band C

### Features

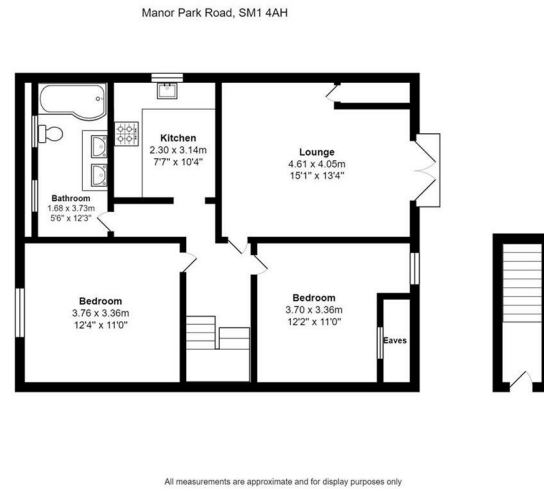
- Gas Central Heating
- Double Glazing
- Newly Decorator

### What you need to know

- Term: 12 months
- Rent: £1600pcm exclusive of bills
- Security deposit: £1846.00
- Council Tax Band C
- Energy Rating: C



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

Nestled on Manor Park Road in Sutton, this charming second-floor apartment, Boasting two double bedrooms, this property is perfect for those seeking a comfortable and stylish living space.

Step inside to discover a modern separate kitchen, a stylish bathroom, and a spacious lounge that opens up to a lovely Juliet balcony.

The location of this apartment is truly unbeatable. Just a 5-minute stroll will take you to Sutton rail station, making commuting a breeze. Additionally, being situated next to the shops and bars of Sutton High Street means you'll never be far from amenities.

Benefits include off-street parking, gas central heating, double glazing and storage space. The proximity to Sutton Grammar School and Manor Park Primary School is a definite plus being moments away from your door.

This gem has been newly decorated, offering a blank canvas for you to make it your own. Don't miss out on the opportunity to call this wonderful apartment your new home!

## Additional Photos

