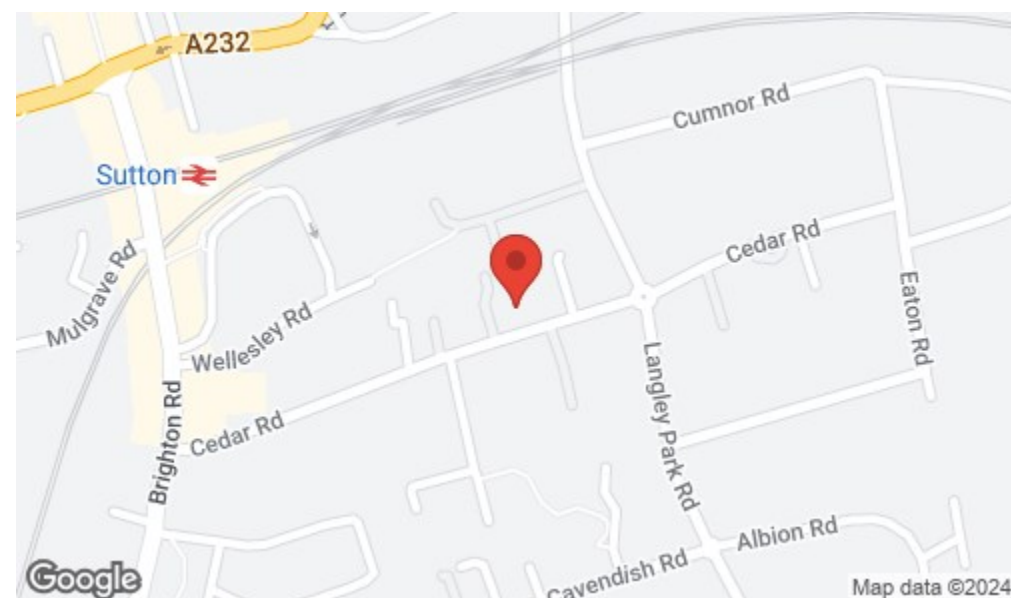


## Location

### Location Map



### 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)

**£1,250 Per Month -**  
Cedar Road, Sutton, Surrey SM2 5AH



### Description

- Purpose Build
- Ground Floor
- One Bedroom
- Spacious Lounge
- Modern Bathroom
- Fitted Kitchen
- Allocated Parking
- Unfurnished
- Council Tax Band C
- EPC Rating C

### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 12 months
- Rent: £1250pcm exclusive of bills
- Security deposit: £1442.00
- Council Tax Band C
- Energy Rating: C



## Accommodation

### Additional Photo



All dimensions and measurements are approximate and for guidance only.

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

This charming ground floor one-bedroom apartment offers the perfect blend of modern convenience and comfort, situated in a prime location close to the rail station and high street, this property is perfect for a single professional.

Comprising of a spacious living area is bathed in natural light, creating a warm and inviting atmosphere. One large double bedroom offering a peaceful retreat after a busy day. A spacious fitted kitchen with appliances and a modern bathroom features elegant fixtures and a relaxing ambiance.

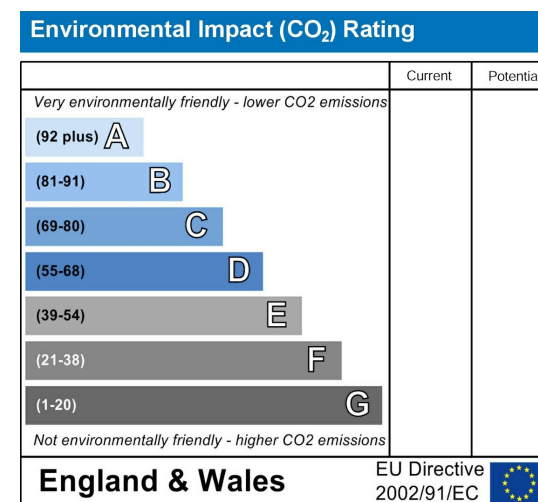
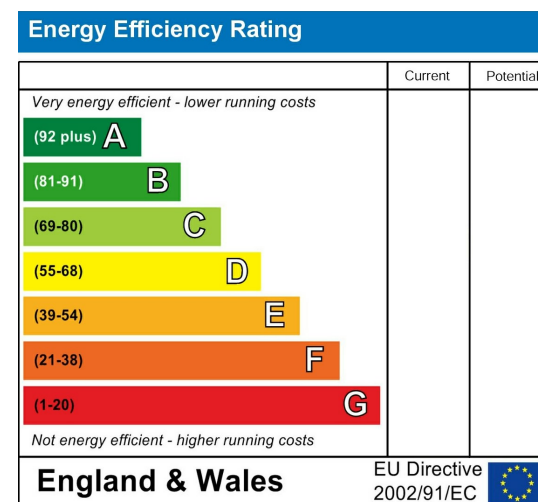
Convenience is key, and this property delivers. Imagine the ease of having your own dedicated parking space just steps away from your front door. The proximity to the rail station ensures effortless commuting, making this apartment an ideal choice.

Beyond the doorstep, you'll find yourself immersed in the vibrant energy of the high street. Trendy shops, diverse dining options, and cultural attractions are all within walking distance, offering endless possibilities for entertainment and leisure.

Additional features include a under-floor and gas central heating, double glazing and a utility area.

Offered unfurnished and available now.

### EPC Graph



### Floor Plan



For illustration purposes only