



8 Relko Gardens, Sutton, Surrey, SM1 4TJ



Offers over £280,000

**Cromwells**  
ESTATE AGENTS



# 8 Relko Gardens

Sutton, SM1 4TJ

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Cromwells Wallington are delighted to offer to the market this spacious two bedroom first floor flat, benefitting from a modern kitchen and bathroom, an 18ft lounge/diner, a long lease and a garage.

The property is in an ideal location. Carshalton Beeches, Sutton and Carshalton Village are all within walking distance which offers a choice of three mainline stations as well as a plethora of high street and local shops, restaurants and recreational amenities. The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including Barrow Hedges, Stanley Park and St Mary's primary schools, and St Philomena's, Carshalton Girls and Carshalton Boys secondary schools.

## Accommodation

Security entry phone system and door to..

Communal entrance

Stairs to 1st floor

Wooden front door to..

Entrance hall

Wood flooring, two large storage cupboards, wall mounted entry phone.

Lounge/diner

UPVC double glazed window to rear aspect, wood flooring, double panel radiator.

Kitchen

Modern range of fitted wall units with matching cupboards and drawers below, granite effect worktops with inlaid sink and chrome mixer tap with hose attachment, inlaid gas hob with extractor fan above, integrated oven/grill, space for





tall standing fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing "Worcester" combination boiler, tiled flooring, tiled splash back, UPVC double glazed window to rear aspect.

#### Bedroom one

UPVC double glazed window to front aspect, double panel radiator, wood flooring.

#### Bedroom two

UPVC double glazed window to front aspect, double panel radiator, wood flooring.

#### Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, shaver point, extractor fan.

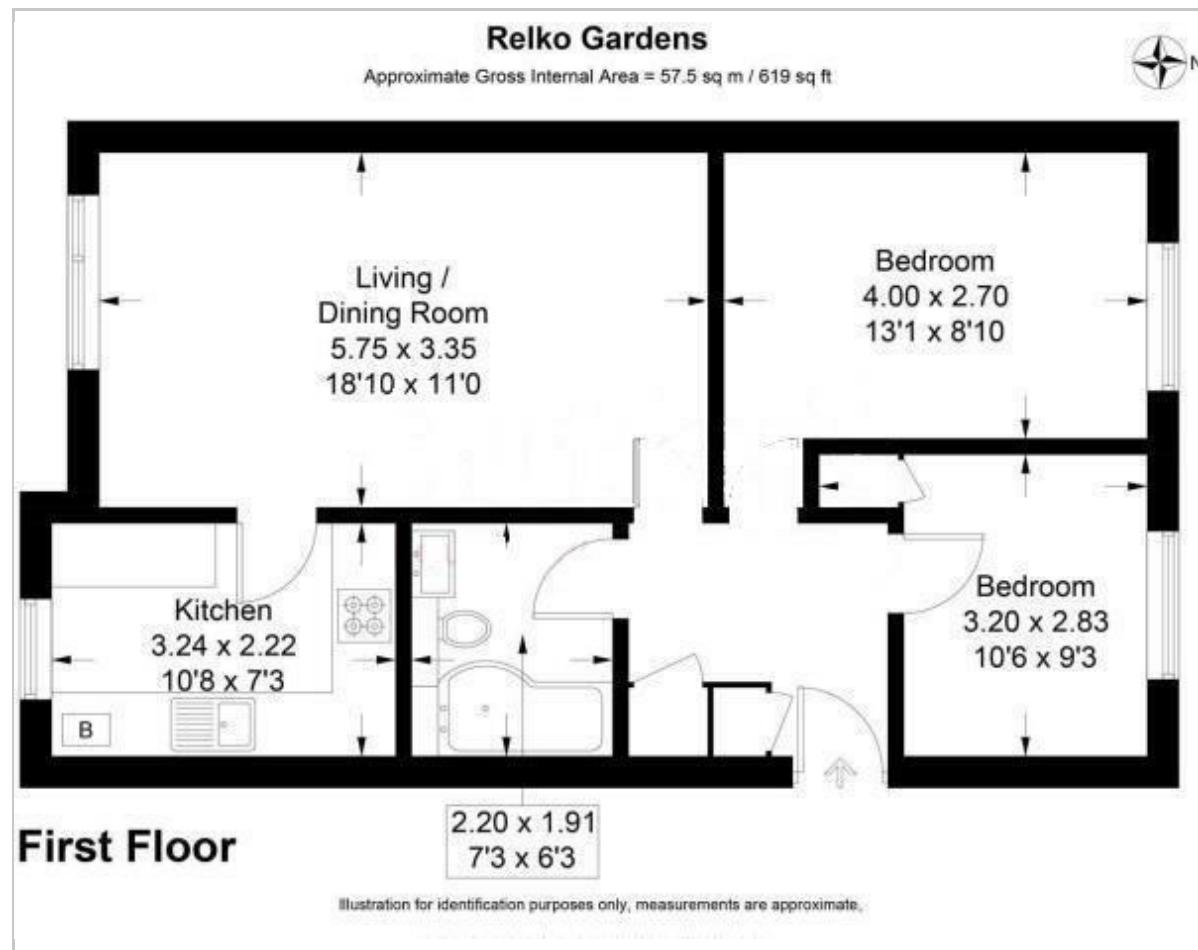
#### Outside

Well, kept communal grounds and garage en bloc.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan



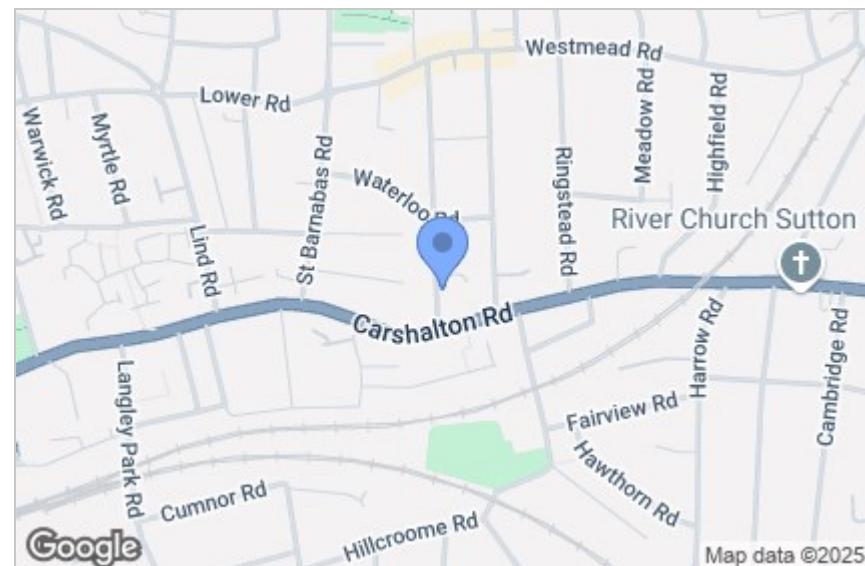
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

