

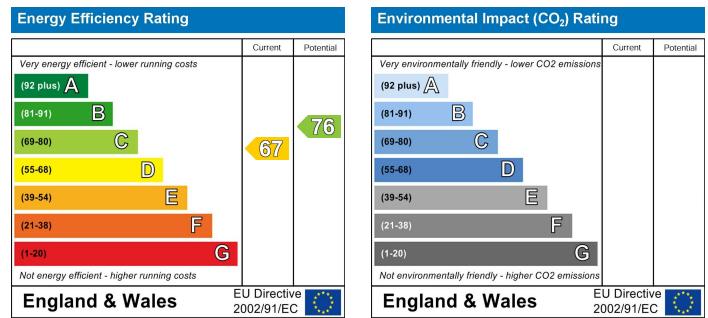
## Location

£1,750 Per Month - 13th July 2024  
Upton Dene, Sutton, SM2 6TA

### 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

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



### Description

- Purpose Built
- First Floor
- Two Double Bedrooms
- Modern Kitchen
- Garage
- Communal Gardens
- Great Location
- Unfurnished
- EPC Rating D
- Council Tax Band C



### Features

- Electric Heating
- Double Glazing
- Laminate Flooring



### What you need to know

- Term: 12 months
- Rent: £1750pcm exclusive of bills
- Security deposit: £2019.00
- Council Tax Band C
- Energy Rating: D

## Floor Plan

Upton Dene, Grange Road, SM2 6TA



All measurements are approximate and for display purposes only

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

Nestled in the charming Upton Dene area of Sutton, this delightful two-bedroom apartment is a perfect blend of comfort and convenience. The property boasts two double bedrooms, offering a peaceful retreat for relaxation.

The first-floor apartment features a modern bathroom, and a well-equipped kitchen. With laminate flooring and neutral decor throughout.

Parking will never be an issue with space for one vehicle and a garage for added convenience. Residents can also enjoy the benefits of communal gardens.

Located in a prime spot with excellent transport links, close proximity to the station, and reputable schools including Devonshire Primary, Avenue Primary, Overton Grange School, Sutton High School and Harris Academy nearby, this apartment offers both comfort and practicality.

Available now and unfurnished, this property is ready to become your new home.

