



High Street, Sutton, CB6 2RB

CHEFFINS

High Street

Sutton,
CB6 2RB

First floor one bedroom flat. Accommodation comprises open plan kitchen/living area, bedroom and bathroom, shared courtyard. Water included. Available: 04/11/2025. Deposit: £865. Holding fee: £173. Minimum 6 month term. Council tax band: A. EPC: D

LOCATION

Sutton provides a range of day-to-day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling, and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.



£750 PCM



**KITCHEN AREA**

with cooker, extractor and fridge/freezer.

LIVING AREA**BEDROOM**

with built in wardrobe and cupboard housing the electric meter.

ENTRANCE HALL

with stairs leading to the first floor.

**BATHROOM**

with electric shower over the bath.

OUTSIDE

shared courtyard.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

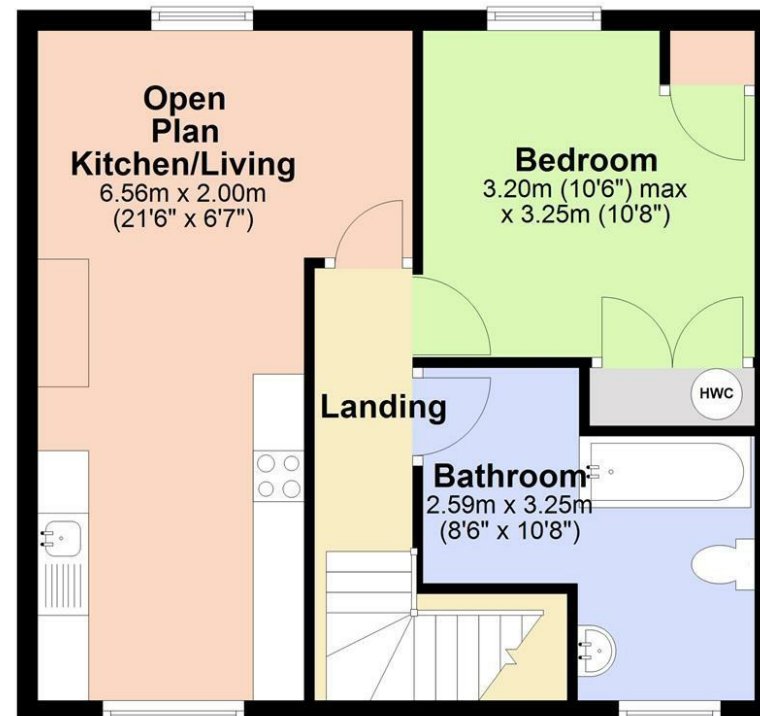
Ground Floor

Approx. 4.5 sq. metres (48.2 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 50.6 sq. metres (544.1 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

