



TO LET



£1,350 PER CALENDER MONTH

**1 bedroom Apartment
California Court, Downs Road, Sutton,
SM2**

Crown Real Estate are proud to present this modern one-bedroom ground floor flat in Sutton, offering stylish and comfortable living, ideal for a single professional or a couple.

The property benefits from its own private allocated parking space and is finished to a high modern standard throughout. The accommodation comprises a spacious separate reception room, a well-proportioned double bedroom, and a contemporary bathroom fitted with a modern walk-in shower.

Designed for comfortable living, the flat features underfloor heating throughout, providing warmth and energy efficiency, while the attractive laminate flooring adds a sleek and low-maintenance finish to every room.

Conveniently located in Sutton, this well-presented home offers a fantastic opportunity for those seeking a modern property with excellent amenities and easy access to local shops, transport links, and other local facilities.

UNFURNISHED!!!

AVAILABLE NOW!

- Ground Floor
- Separate Bedroom
- Separate Lounge
- Underfloor Heating
- Off Road Parking
- Telephone Entry
- Double Glazed Windows
- Laminated Flooring
- Closed to transport link

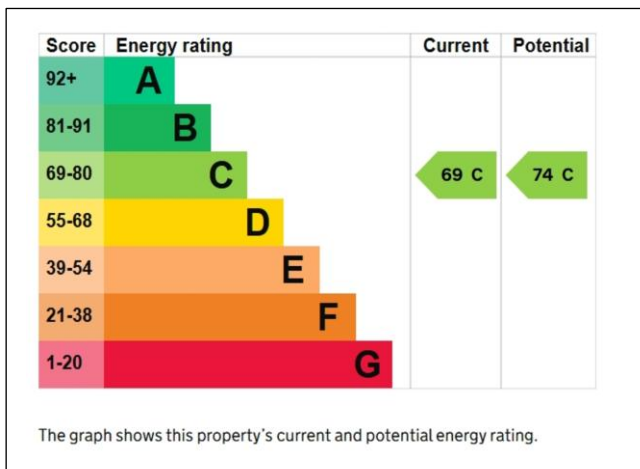
Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

Tel: 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

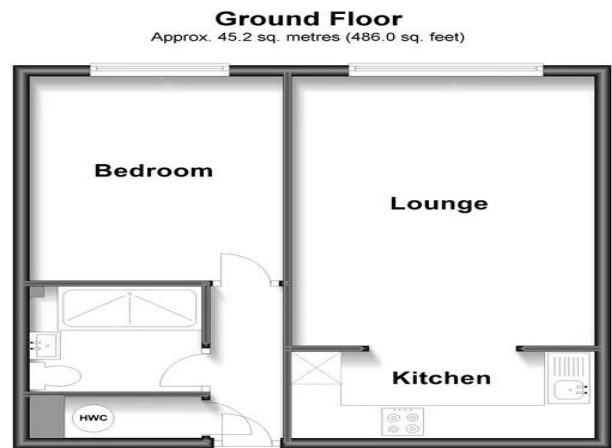
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EPC



FLOOR PLAN



Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG

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