



Two double bedroom ground floor apartment with share of freehold &

Sandown Court, Grange Road, Sutton, SM2 6SQ, £335,000 Share of Freehold

BURN – AND – WARNE

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BURN And WARNE *GROUND FLOOR *2
DOUBLE BEDROOMS *SHARE OF
FREEHOLD *GARAGE *GAS CENTRAL
HEATING *DOUBLE GLAZING *RESIDENTS
PARKING *SOUTH SUTTON LOCATION

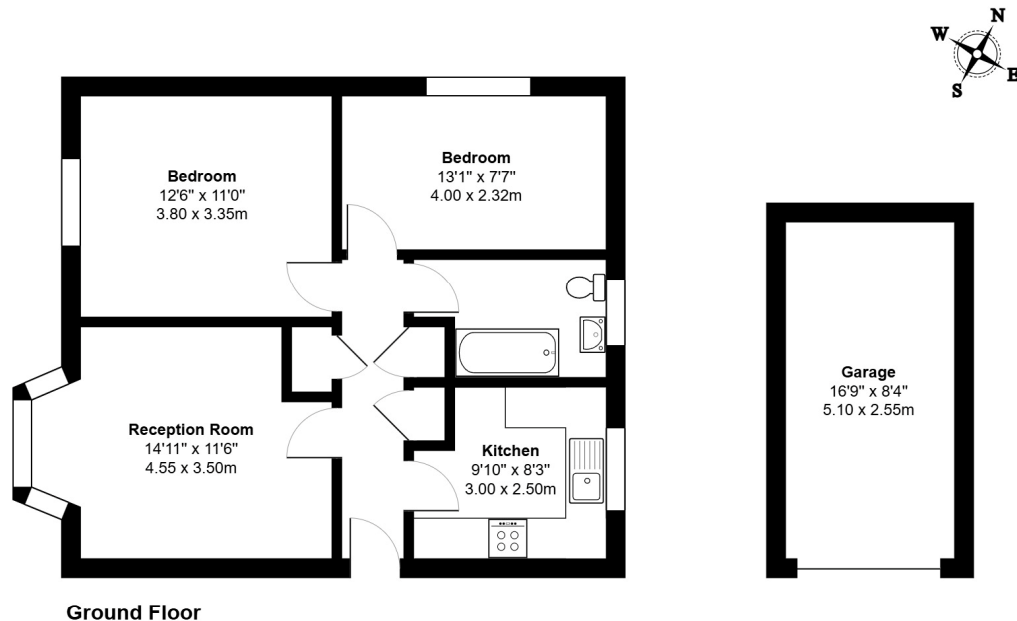
A superbly presented two double bedroom ground floor apartment with garage and share of freehold, in an attractive development close to Sutton & Cheam mainline rail station, local schools, including Overton Grange, The Avenue & Harris Academy and within walking distance to Sutton's local amenities.

The accommodation includes a 14'11 x 11'6 bay fronted living/dining room, a 9'10 x 8'3 modern kitchen, 12'6 x 11'0 master bedroom, 13'1 x 7'7 second bedroom and a family bathroom with white suite.

There is double glazing and gas central heating, extensive lawned communal gardens, a newly furnished garage, additional residents parking.







Sandown Court, Grange Road, Sutton, SM2
Approx. Gross Internal Area 613sq ft / 56.9sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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