



A chain free two bedroom split level maisonette with share of freehold

Grange Road, Sutton, Surrey, SM2 6SH, £350,000 Share of Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

**BURN AND WARNE *TWO BEDROOM SPLIT
LEVEL MAISONETTE *SHARE OF
FREEHOLD *948 YEAR LEASE *GARAGE
*GAS CENTRAL HEATING *OWN BALCONY
*CHAIN FREE**

**An opportunity to purchase a lovely two
bedroom split level maisonette in popular
Weymouth Court in Grange Road benefiting
from a share of freehold and 948 year lease.**

**With accommodation arranged over first
and second floors is a 14'11 x 14'7 living
room with adjoining 8'1 x 7'2 dining area
with own private balcony, a modern fitted
kitchen all on the first floor.**

**The second floor has two bedrooms 11'5 x
11'5 main bedroom and a 9'8 x 8'2 bedroom
2 and family bathroom.**

**Benefitting from own private balcony, gas
central heating and double glazing, share of
freehold, long lease and low service
charges.**

Viewing

All viewings will be accompanied and are
strictly by prior arrangement through Burn And
Warne Office.

Telephone: 020 8642 1234.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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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