



A smart 2 bedroom & 2 bath apartment located in a popular road in South Sutton

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

BURN – AND – WARNE

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***TWO BEDROOMS *TWO BATH *MODERN APARTMENT *SOUTH SUTTON *ALLOCATED PARKING *SHARE OF FREEHOLD *PATIO AREA *GROUND FLOOR.**

Burn and Warne are please to present a For Sale – Modern 2-Bedroom, 2-Bathroom Apartment with Private Patio & Parking. Oriel Court, Grange Road, South Sutton.

An excellent opportunity to acquire this stylish and spacious two-bedroom, two-bathroom ground-floor apartment, ideally situated within the popular and well-maintained Oriel Court development on Grange Road with SHARE OF FREEHOLD

Offered in immaculate condition throughout, this modern home is perfect for first-time buyers, downsizers, or buy-to-let investors seeking a low-maintenance property in a highly desirable location. Located in a sought-after residential area, the apartment benefits from a wealth of local amenities including independent shops, cafés, supermarkets, and green spaces – all within walking distance. This is a vibrant yet peaceful neighborhood that appeals to professionals, young families, and retirees alike.

Well-connected by public transport with regular bus services nearby and walking distance to Sutton Mainline and outstanding schools including Overton Grange, The Avenue, and Harris Academy. Additional benefits include: gas central heating, double glazing, and allocated parking for one car.

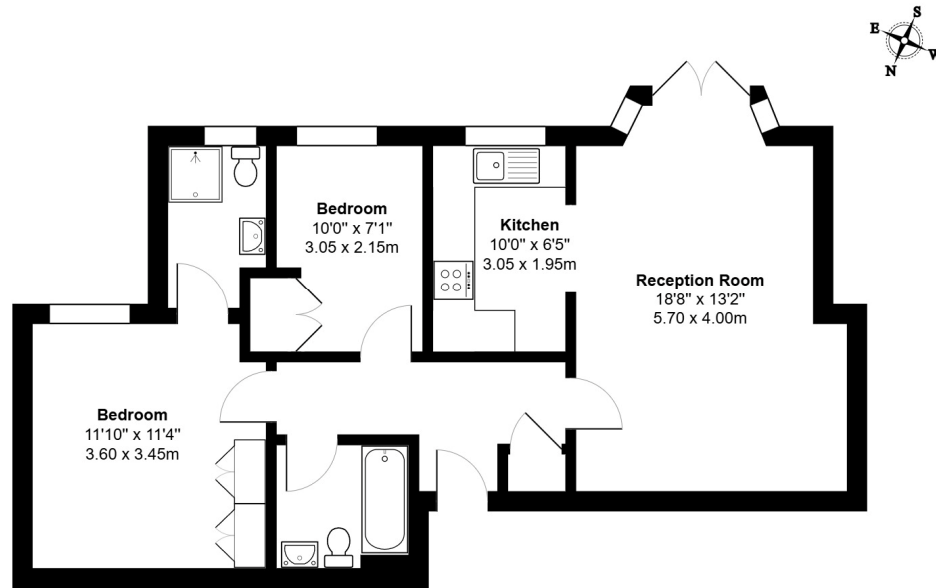
Viewing

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

Telephone: 020 8642 1234.







Ground Floor

Oriel Court, 22 Grange Road, Sutton SM2
Approx. Gross Internal Area 668sq ft / 62sq 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

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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