



A chain free one bedroom 1st floor flat in a cracking location in South Sutton

Mulgrave Road, Sutton, SM2 6LX, £250,000 Leasehold (143 years remaining)

BURN – AND – WARNE

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burnandwarne.co.uk

**BURN AND WARNE *FABULOUS
LOCATION *VERY CLOSE TO SUTTON
TRAIN STATION *143 YEAR LEASE *ONE
DOUBLE BEDROOM *FIRST FLOOR *GAS
CENTRAL HEATING *GARAGE**

**Offered for sale with no onward chain we
are offering for sale this spacious 550sqft
one bedroom 1st floor apartment
conveniently located a short walk to Sutton
mainline train station.**

**Nicely presented and offering excellent
room sizes, spacious entrance hall, 16'3 x
11'6 living room, 9'10 modern re fitted
kitchen, 14'1 x 9'0 bedroom and a modern re
fitted bathroom.**

**Gas central heating and double glazing ,
this property makes an excellent first time
buy or buy to let (1400pcm rent) in lovely
condition and with re fitted modern kitchens
and bathroom.**

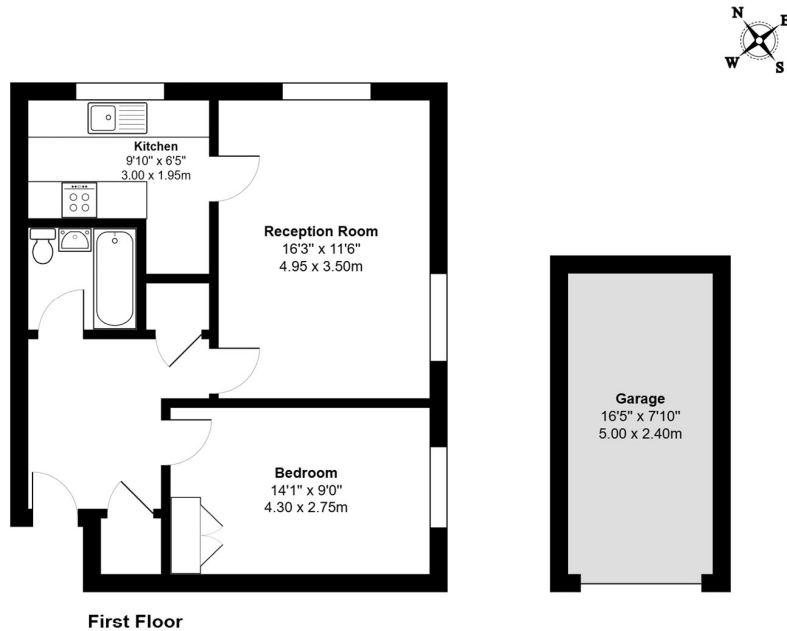
Viewing

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

Telephone: 020 8642 1234.







34 Mulgrave Rd, Sutton SM2
Approx. Gross Internal Area 550sq ft / 51.1sq 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	80 C	80 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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