



Ground Floor 1 Double Bedroom Flat with 956 Year lease, garage & no chain.

Bonchurch Close, Sutton, SM2 6AZ, £240,000 Leasehold (956 years remaining)

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

***SOUTH SUTTON *1 BEDROOM *GROUND FLOOR *956 YEAR LEASE *GARAGE *WALKING DISTANCE TO SUTTON'S AMENITIES *NO ONWARD CHAIN**

A well-presented ground floor one double bedroom apartment, with a 956-year lease in a popular development in South Sutton close to the town centre, local amenities, and within walking distance to Sutton mainline station 0.4 miles, Sutton's local high street amenities, and local bus routes.

The accommodation and condition include a 16'5 x 10'2 living room an 8'10 x 7'5 modern white fitted kitchen, 12'8 x 10'0 double bedroom and a modern three-piece white bathroom suite.

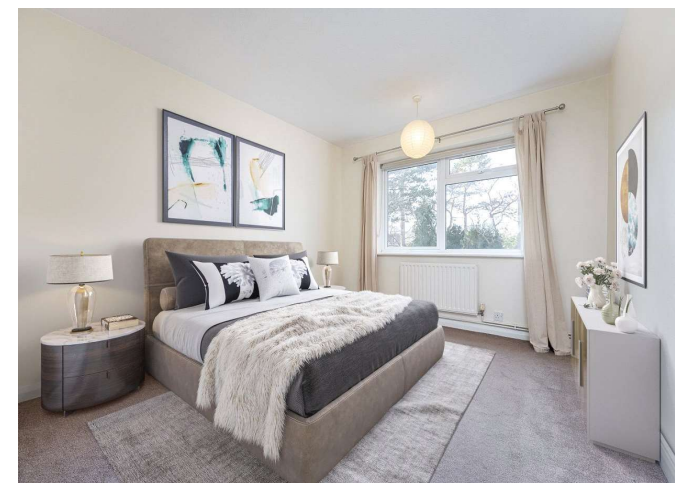
Brockham Court will be an ideal purchase for a First Time Buyer or an investor, as the property will generate a potential income around £1250.00-£1300.00pcm.

Additional benefits include gas central heating, double glazing., garage and visitor parking and OFFERED WITH NO ONWARD CHAIN.

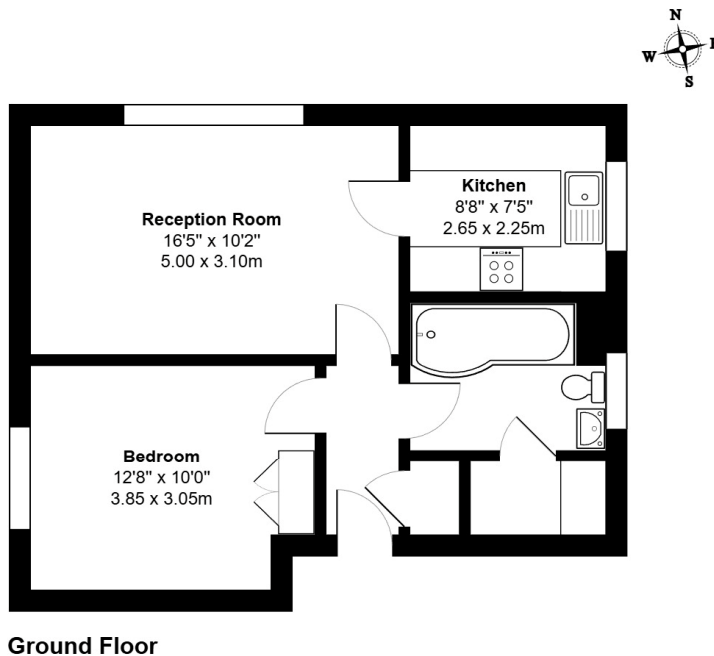
Viewing

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

Telephone: 020 8642 1234.







Brockham Court, Bonchurch Cl, Sutton SM2
Approx. Gross Internal Area 494sq ft / 45.9sq 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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