



An exceptional modern one bedroom first floor apartment

Albion Road, Sutton, Surrey, SM2 5FH, £260,000 Leasehold (194 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

BURN and WARNE *MODERN FIRST FLOOR
APARTMENT *194 YEAR LEASE UPON
COMPLETION *LOW SERVICE CHARGES GAS
CENTRAL HEATING *ALLOCATED PARKING
*CHAIN FREE

The Property- Built by Shanly Homes and set within a popular, tree-lined South Sutton location, this modern 516 sq ft first-floor apartment is offered chain free. Ideal for first-time buyers or buy-to-let investors, with an achievable rental income of approximately £1,450 pcm. Location-Fairwyns Court is an exclusive development of just 10 apartments by Shanly Homes, situated on a sought-after tree-lined road in the heart of South Sutton. The property is within easy walking distance of Sutton mainline station, offering excellent transport links.

Key Features-

194-year lease upon completion

Zero ground rent

Gas central heating

Double glazing

Allocated parking space

11'0 x 8'2 modern fitted kitchen with integrated appliances

11'4 x 11'2 bedroom with built-in wardrobes

Jack & Jill bathroom

Chain-free sale

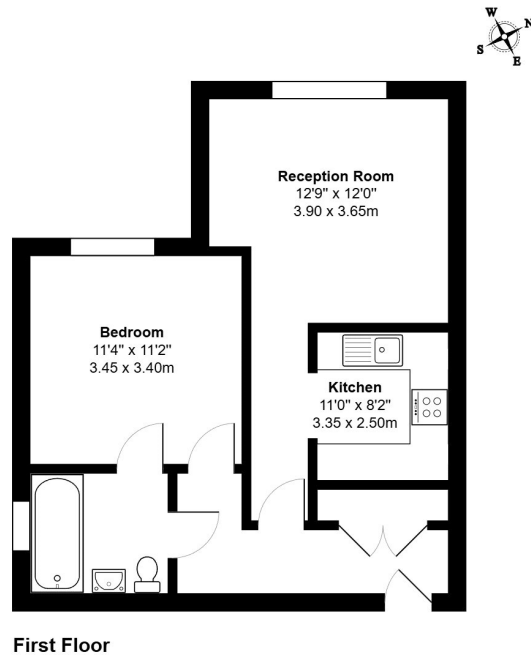
Viewing

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

Telephone: 020 8642 1234.







Albion Rd, Sutton SM2
Approx. Gross Internal Area 513sq ft / 47.7sq 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.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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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