



A modern first floor apartment in a select development by Whiteoak

Albion Road, Sutton, SM2 5TD, £325,000 Leasehold (100 years remaining)

BURN – AND – WARNE

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Burn And Warne -A modern two double bedroom, two bathroom modern first floor apartment built by Whiteoak Developments.

The Property- A very modern two double bedroom, two-bathroom first floor apartment in a small select development in Albion Road built by Whiteoak Developments. Offering a high specification and excellent level of fittings throughout situated in a popular tree lined South Sutton location.

Key Features- 20'4 x 14'1 open plan living room/kitchen which has a range of modern units and integrated appliances- 17'9 x 10'10 master bedroom with en-suite shower, 10'10 x 8'10 bedroom 2, separate family bathroom, double glazing and electric heating and an allocated parking space

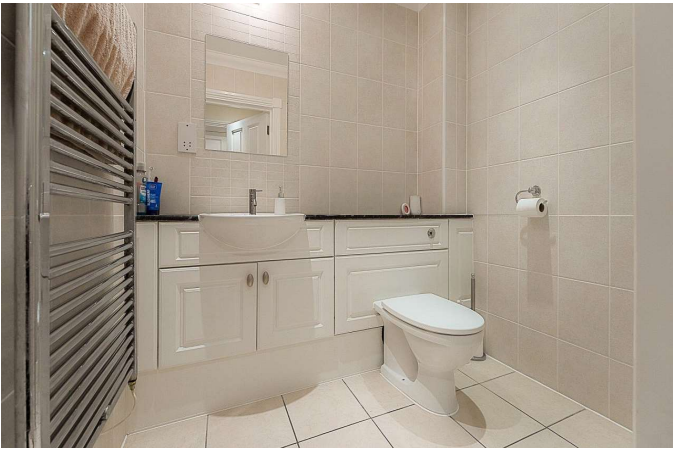
Location- Albion Road is a very popular tree lined residential location in the heart of South Sutton but within walking distance of Sutton mainline train station, Devonshire Primary and Overton Grange School.

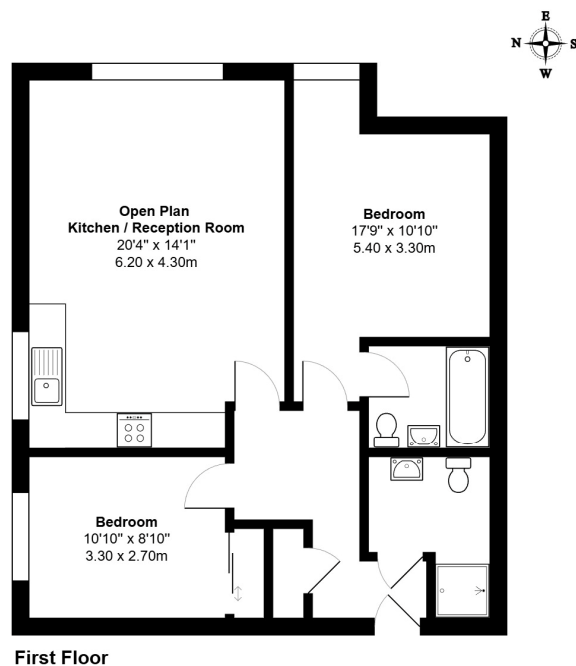
Viewing

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

Telephone: 020 8642 1234.







Aspire Court, 59 Albion Road, Sutton, SM2
Approx. Gross Internal Area 734sq ft / 68.2sq 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, mis-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		
69-80	C	79 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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