



A chain free modern one bedroom apartment in South Sutton

Albion Road, Sutton, SM2 5FP, Offers Over £210,000 Leasehold (112 years remaining)

BURN – AND – WARNE

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Offers Over £210'000 Burn and Warne- A modern one bedroom ground floor apartment perfect for first time buyers looking to purchase a "turn key" property that needs no work and ready to move into

The Property- Located in leafy Albion Road, South Sutton this is a modern select development of just six apartments, built to a high specification. With gas under floor heating, modern kitchen with integrated appliances and Quartz work surfaces. Modern family bathroom and a double bedroom with fitted wardrobes.

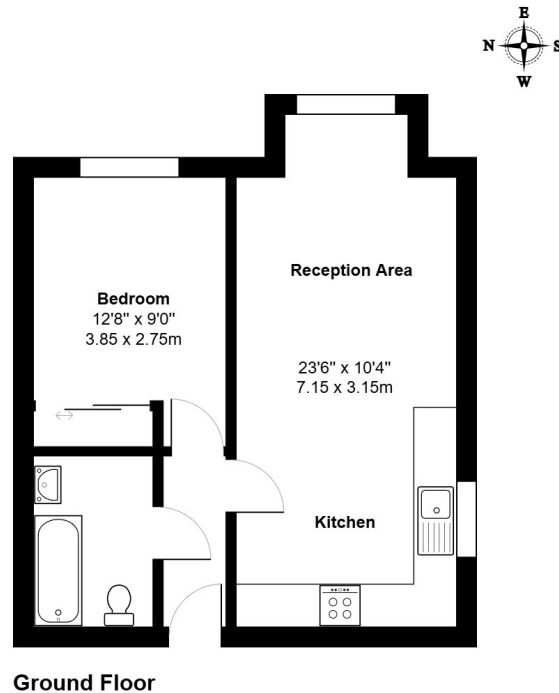
Key Features- 23'6 x 10'4 living room/kitchen- kitchen has integrated appliances and a Quartz work top, 12'8 x 9'0 bedroom with fitted wardrobes, gas under floor heating, double glazing, newly re decorated throughout.

Location- Leafy Albion Road, South Sutton giving access to Sutton mainline train station., and residents permit parking are available from the London Borough of Sutton.

Please Note: CGI image for illustrative purposes only.







Albion Road, Sutton SM2
Approx. Ground Floor Area 138sq ft / 40.7sq 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.arnetmedia.uk

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