



A chain free modern three bed, two bath lift serviced flat

Egmont Road, Sutton, SM2 5JN, £475,000 Leasehold (105 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
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Burn and Warne- An opportunity to purchase a modern three bedroom, two bathroom lift serviced top floor (2nd) apartment in this small select development located in leafy Egmont Road, South Sutton.

The Property- 932 sqft lift serviced top floor modern apartment offering a high specification and excellent accommodation throughout. Spacious entrance hall, 15'5 x 11'0 living room with balconette, 13'9 x 9'6 modern kitchen with granite work tops and integrated appliances (gas hob), 15'11 x 11'2 master bedroom with en-suite shower & balconette, 10'4 x 8'0 2nd bedroom, 9'2 bedroom s/study, further family bathroom.

Key Features- 105 year lease, allocated parking space, gas central heating, double glazing, two bathrooms, three bedrooms, high spec kitchen, allocated parking space, chain free.

Location- Located in leafy Egmont Road in the heart of South Sutton excellent transport links, close to Harris Academy, Overton Grange and Devonshire Primary

Viewing

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

Telephone: 020 8642 1234.







Second Floor

Bracken House, Egmont Rd, Sutton SM2
Approx. Gross Internal Area 932sq ft / 86.6sq 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	79 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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