



A Modern two bed, two bath luxury apartment with 23'0 private terrace

Mulgrave Road, Sutton, SM2 6LJ, £375,000 Leasehold (172 years remaining)

BURN – AND – WARNE

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Burn & Warne are delighted to offer an excellent opportunity to purchase this chain-free, modern apartment built by Shanly Homes, set within a highly sought-after development and perfectly positioned for commuters, just a short walk from Sutton mainline train station.

The Property-Built by the renowned Shanly Homes, this contemporary ground-floor apartment offers a high level of specification and well-proportioned accommodation throughout. The property benefits from an allocated parking space and a long 172-year lease.

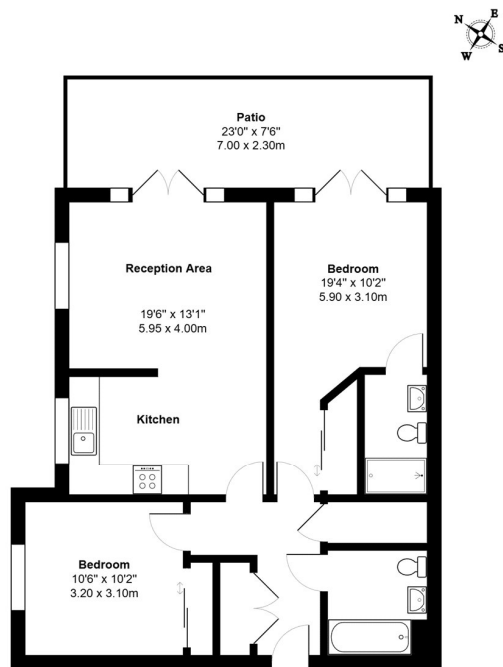
The impressive open-plan kitchen/living room measures 19'6 x 13'1 and opens directly onto a private 23'0 patio/terrace, ideal for outdoor entertaining. The spacious master bedroom (19'4 x 10'2) also enjoys access to the terrace and features a modern en-suite shower room. Bedroom two measures 10'6 x 10'2 and is served by a stylish family bathroom.

Key Features-Chain free-Superb location within walking distance of Sutton train station-Gas central heating-Double glazing-Wood flooring-Modern fitted kitchen with integrated appliances -Principal bedroom with en-suite shower room-Fitted wardrobes to both bedrooms-Private patio/terrace -Allocated parking space-172-year lease

Location-Ideally located within a short walk of Sutton mainline train station, Sutton High School, and a wide range of local shops, restaurants, and amenities.







Ground Floor

Victoria Court, 31 Mulgrave Road, Sutton, SM2
Approx. Gross Internal Area 750sq ft / 69.7sq 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, mis-statement or use of data shown.
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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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