



A chain free studio flat in need of internal updating located on the Watergardens

Hope Close, Sutton, SM1 4AT, £155,000 Leasehold (949 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](mailto:sales@burnandwarne.co.uk)  
[burnandwarne.co.uk](http://burnandwarne.co.uk)

**\*STUDIO FLAT \*WATERGARDENS  
DEVELOPMENT \*REQUIRES INTERNAL  
UPDATING \*LONG LEASE \*LOW SERVICE  
CHARGES \*GARAGE \*NO ONWARD CHAIN**

A purpose-built ground floor Studio flat located on the very popular Watergardens development, situated within walking distance to Sutton High Street 0.3 miles & Sutton Station 0.3 miles and local bus routes.

The property requires internal updating which offers a 13'9 x 10'2 Studio Room with a pull-down bed system, and a 7'3 x 5'5 Kitchen and a three-piece bathroom suite.

The property is an ideal purchase for a First Time Buyer looking to get on the property ladder or Investor looking for a long-term investment and to add future value.

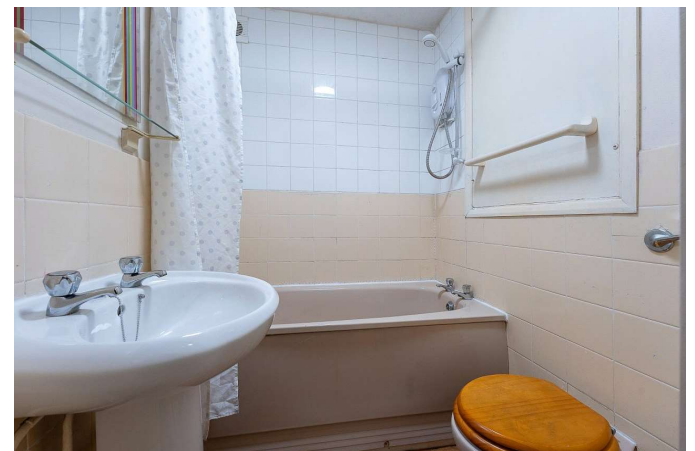
The additional benefits, 949 Year Lease, Electric Heating, Garage, low service charges and NO ONWARD CHAIN

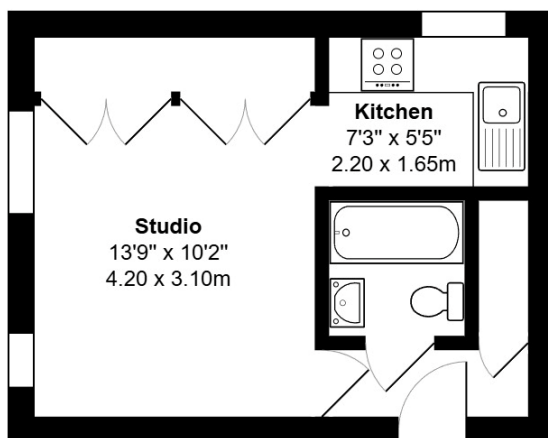
### **Viewing**

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

Telephone: 020 8642 1234.







Ground Floor

Hope Close, Sutton, SM1  
Approx. Gross Internal Area 247sq ft / 23sq 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             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 57 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.



# BURN – AND – WARNE

Burn & Warne Estate Agents  
Bank House 3 Sutton Court Road  
Sutton Surrey SM1 4SY  
020 8642 1234 [sales@burnandwarne.co.uk](mailto:sales@burnandwarne.co.uk)  
[burnandwarne.co.uk](http://burnandwarne.co.uk)