



A superbly presented modern two bedroom flat on Shearwater development

Sandpiper Road, Cheam, Sutton, SM1 2UF, £340,000 Leasehold (98 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
burnandwarne.co.uk

Located within the highly sought-after Shearwater Development by Linden Homes, Burn & Warne are delighted to offer for sale this superbly presented two double bedroom first-floor modern apartment.

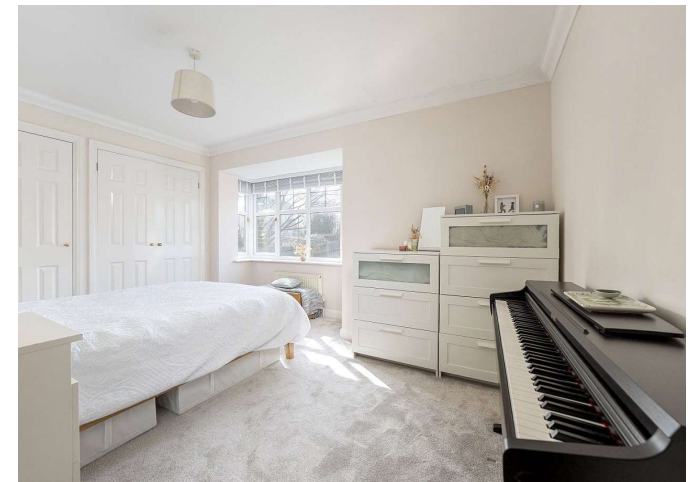
The Property-Beautifully presented and well maintained throughout, this spacious apartment is ideally positioned within walking distance of both Cheam and West Sutton train stations. The Shearwater development has consistently proven to be a popular choice for buyers due to its attractive surroundings and convenient location.

The property offers generous room sizes and modern living accommodation, along with an allocated parking space and additional visitor parking.

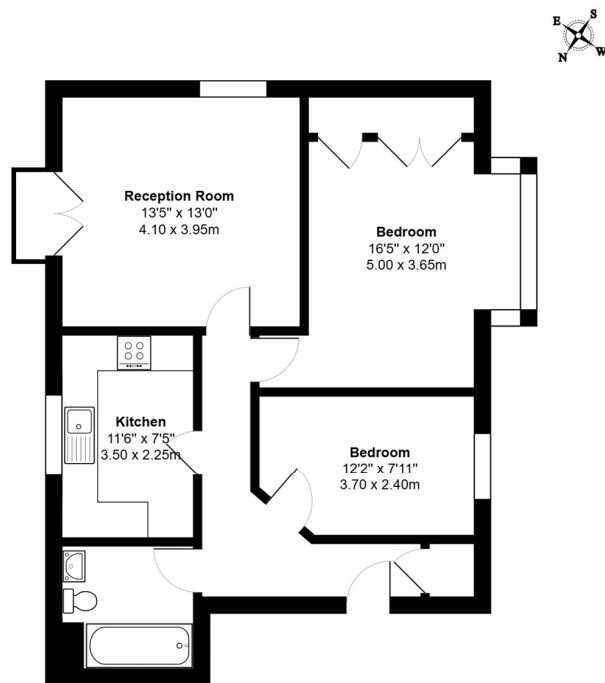
The accommodation comprises a bright 13'5 x 13'0 living room overlooking the communal gardens and featuring a Juliette balcony, and a modern separate kitchen (11'6 x 7'5) with an excellent range of fitted units.

The impressive master bedroom (16'5 x 12'0) benefits from a bay window and fitted wardrobes, while the second bedroom (12'2 x 7'11) provides excellent additional space. A well-appointed family bathroom suite completes the accommodation.

Key Features | Gas central heating | Double glazing | Allocated parking space | Visitor parking | Service charges: £1,614 per annum (very reasonable for today's market) | Large entrance hall with storage cupboard | Loft access providing additional storage space







First Floor

Grebe Court, Sutton SM1
Approx. Gross Internal Area 710sq ft / 66sq 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		90 B
69-80	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.



BURN-AND-WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk