



A superbly presented 666sqft one bedroom flat with private terrace

Sutton Court Road, Sutton, SM1 4FF, £285,000 Leasehold (109 years remaining)

BURN – AND – WARNE

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Burn And Warne – A rare opportunity to purchase a spacious, modern one-bedroom apartment in the highly sought-after Leben Court, complete with a private 25'0 south-facing terrace.

The Property-Leben Court has long been one of Sutton's most desirable modern developments, thanks to its excellent location close to Sutton mainline station, allocated basement parking, and generously proportioned apartments.

Situated on the second floor and accessible via lift, this impressive apartment offers bright and spacious accommodation throughout. The standout feature is the superb 25'0 south-facing roof terrace, ideal for outdoor dining or relaxing. Inside, the property boasts a large 24'7 x 14'5 open-plan living and dining area, complemented by a contemporary white gloss fitted kitchen with Quartz worktops and integrated appliances.

The well-sized bedroom (16'11 x 10'0) includes fitted wardrobes, while the modern four-piece bathroom suite provides both style and practicality. The apartment has been newly decorated and benefits from new carpeting in the bedroom.

Key Features

666 sq ft one-bedroom second-floor apartment

Lift access

Large 25'0 south-facing private terrace

Spacious open-plan living area with modern fitted kitchen

Double glazing and electric heating

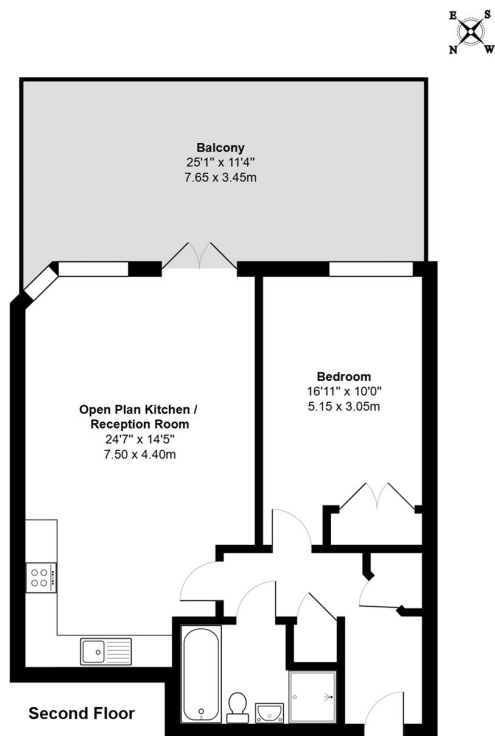
Allocated basement parking space

Approx. 110-year lease remaining

Chain free







Leben Court, 36 Sutton Court Rd, Sutton SM1
Approx. Gross Internal Area 666sq ft / 61.9sq 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	83 B	87 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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