



Two Bedroom Ground Floor Apartment with Share of Freehold and no onward chain

Walnut Mews, Sutton, SM2 5TL, £325,000 Share of Freehold

BURN – AND – WARNE

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This well-presented ground floor two-bedroom property at Yew Tree Court offers comfortable and modern living, making it an ideal choice for first-time buyers, downsizers, or investors.

The accommodation comprises a 16'5 x 11'8 living area, a well-equipped kitchen with ample storage, and two generously sized bedrooms with wardrobe space. A modern three-piece contemporary shower room and well-maintained interiors throughout.

Further benefits include a 982-year lease, with the SHARE OF FREEHOLD, allocated parking for one car with additional visitors parking situated in the development, and the significant advantage of NO ONWARD CHAIN.

Situated in the desirable location of Christchurch Park SM2 the property is conveniently close to Sutton's local amenities, walking distance to Sutton mainline links back into London Victoria, London Bridge, Thameslink and local bus routes. Situated in the local area, are outstanding schools, including Overton Grange, Harris Academy and Devonshire Primary.

Additional benefits include gas central heating and double glazing.

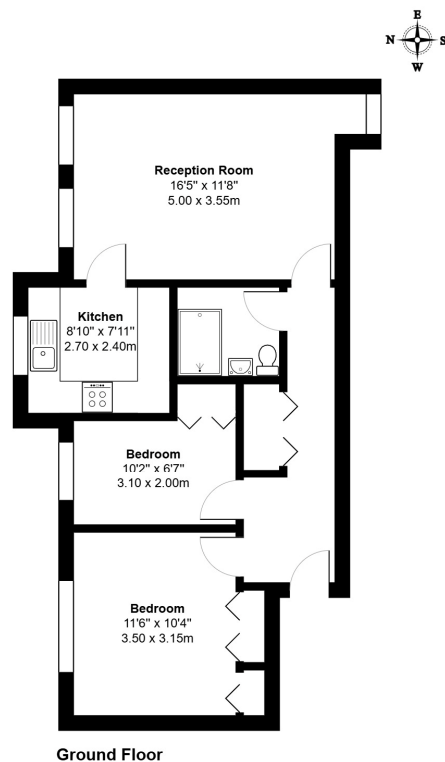
Viewing

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

Telephone: 020 8642 1234.







Yew Tree Court, Walnut Mews, Sutton, SM2
Approx. Gross Internal Area 633sq ft / 58.8sq 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 ARK Real Media - www.arkmedia.uk

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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