



NO CHAIN* FIRST FLOOR* TWO DOUBLE BEDROOM* A PROPERTY YOU CAN JUST

Autumn Drive, Sutton, SM2 5FA, £250,000 Leasehold (94 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
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burnandwarne.co.uk

NO CHAIN* FIRST FLOOR* TWO DOUBLE BEDROOM*
GREAT LOCATION FOR TRANSPORT LINKS* NEW
KITCHEN WORK TOPS* NEW BATHROOM* GREAT
LOCAL SCHOOLS* PARKING* CLOSE TO BELMONT
VILLAGE AND SUTTON HIGH STREETS*

Situated on the first floor, this lovely two double bedroom apartment is ideally located in a highly convenient setting. Just a short stroll from Belmont Village, residents can enjoy a variety of shops, coffee bars, and restaurants right on their doorstep. Also to mention you have very easy access to Sutton Town Centre within Minutes.

The property offers bright and spacious accommodation throughout, comprising a welcoming entrance hall, a fitted kitchen, and a generous living/dining room. There are two well-proportioned double bedrooms, along with a family bathroom. Additional benefits include ample storage space and New flooring throughout..

Externally, the development boasts beautifully maintained communal grounds, along with a designated larger than average parking space for one car. Other Benfits include,, new laminate floors and carpets throughout, new bathroom, new kitchen worktops

Location & Transport

The property is well-served for commuters, with several nearby transport links including:

- Train Stations:
- Belmont Station – approx. 0.4 miles
 - Sutton Station – approx. 0.8 miles
 - Cheam Station – approx. 0.9 miles

Bus Routes:
Frequent services including the 80, 280, 420, 820, S1, S2, S3, and S4 provide excellent connectivity to surrounding areas such as Sutton, Tooting, Crawley, Mitcham, and beyond.

EPC Rating C

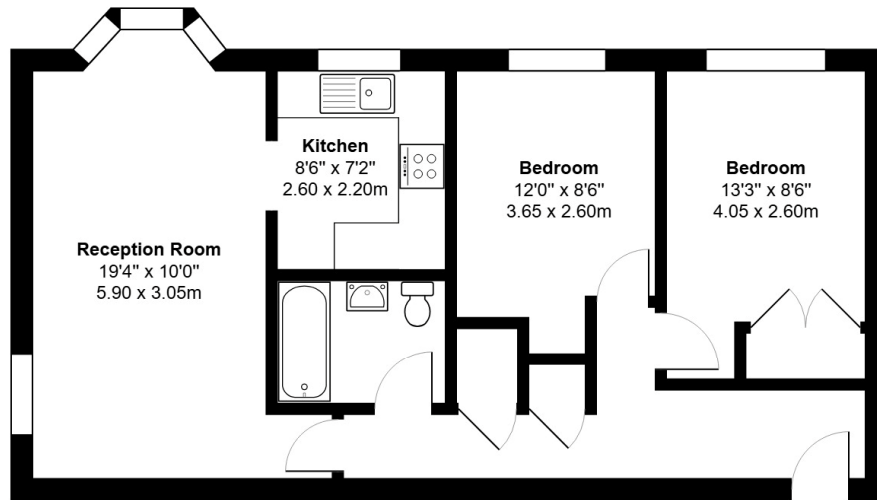
Viewing

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

Telephone: 020 8642 1234.







First Floor

Autumn Drive, Sutton, SM2
Approx. Gross Internal Area 693sq ft / 59.4sq 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		
69-80	C	80 C	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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