



Two Bedroom Modern Apartment South Sutton offered with no onward chain

Eaton Road, Sutton, SM2 5DN, £345,000 Leasehold (99 years remaining)

BURN – AND – WARNE

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Situated in the sought-after development of Allon Court, SM2 5DN, this property is offered to the market with no onward chain, making it an ideal choice for buyers looking for a smooth and timely purchase.

The location is a key highlight, set within a quiet residential development while still benefiting from excellent access to local amenities, transport links including links back into London Victoria, Thameslink & London Bridge. In addition to local bus routes. Sutton town centre is within easy reach, offering a wide range of shops, restaurants, and services.

Families will particularly appreciate the selection of highly regarded local schools nearby including Devonshire Primary, Overton Grange, Harris Academy catering to a range of age groups and contributing to the area's strong community appeal.

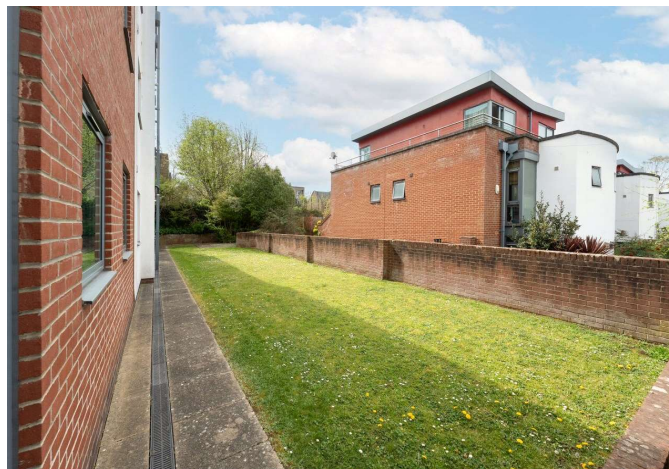
- Key Features:
- *Two Bedroom
 - *South Sutton
 - *Modern Apartment
 - *Allocated Parking
 - *No onward chain

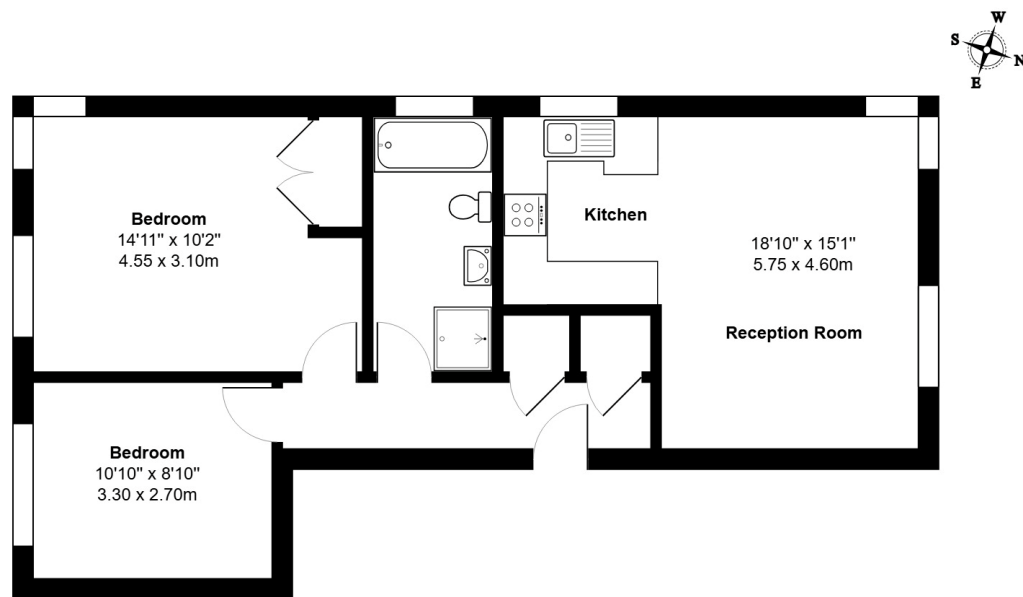
The property benefits from a 18'10 x 15'1 Open Plan Living/Kitchen Room, two double bedrooms and modern four piece bathroom suite.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







First Floor

Allon Court, 2 Eaton Rd, Sutton SM2
Approx. Gross Internal Area 671sq ft / 62.3sq 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	82 B	82 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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