



One Double Bedroom Apartment with new extended lease on completion & no chain

Overton Road, Sutton, SM2 6QF, GUIDE £245,000-£255,000 Leasehold (178 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

****GUIDE PRICE £245,000-£255,000****

A well-presented one double bedroom flat located in the popular Balmoral Court development, Sutton (SM2 6QF). Offered to the market with no onward chain, this property provides an ideal opportunity for first-time buyers or investors with a potential rental income of £1400.00pcm

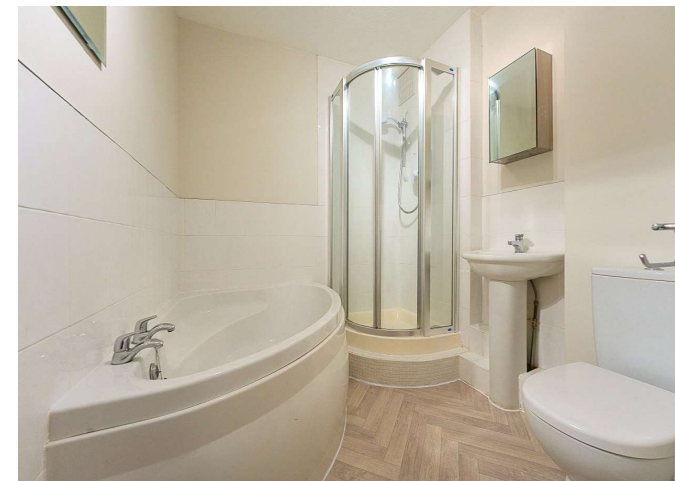
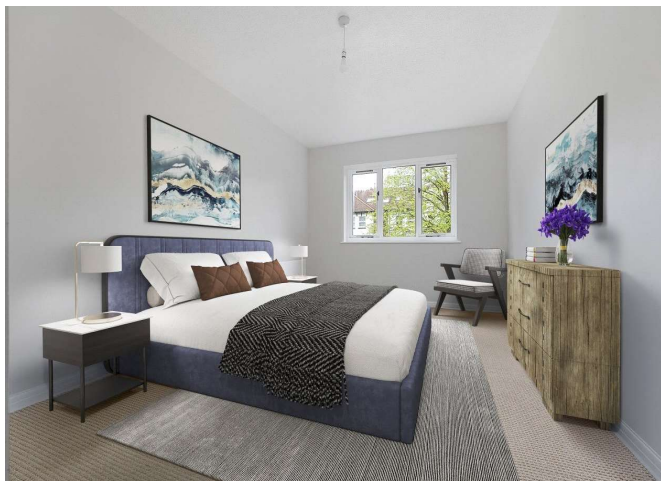
The accommodation comprises a spacious 20'10 x 10'8 Living Room, a 15'9 x 9'10 well-proportioned double bedroom, fitted kitchen, and a four piece bathroom suite.. The property also benefits from an extended lease on completion, offering a benefit to any potential buyer.

Conveniently situated, the flat is within easy reach of Sutton town centre, offering a wide range of shops, restaurants, and local amenities. Excellent transport links are available nearby, with Sutton and Cheam mainline stations providing regular services into London Victoria, London Bridge and Thameslink making it ideal for commuters.

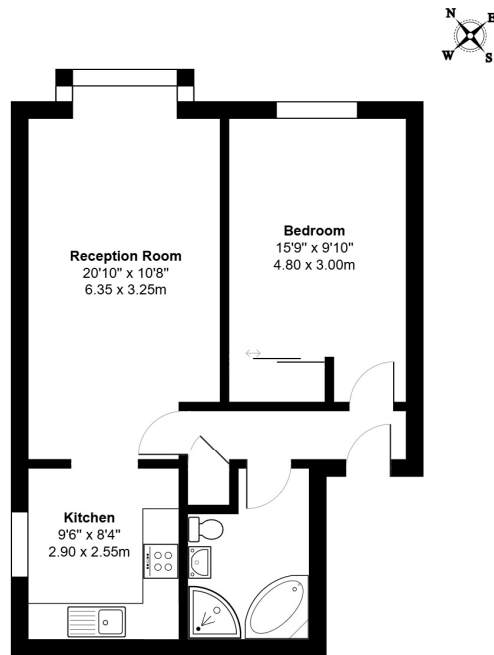
Key Features

- *South Sutton
- *Extended Lease on Completion
- *Allocated Parking
- *No Onward Chain

Additional benefits include, electric heating, double glazing, allocated parking for one car and further visitors parking.







First Floor

Overton Road, Sutton, SM2
Approx. Gross Internal Area 567sq ft / 52.6sq 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.
Plan produced by AR Net Media - www.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
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