



Stunning One Double Bedroom Apartment with Share of Freehold & No Chain

Worcester Road, Sutton, SM2 6PB, £260,000 Leasehold

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

This beautifully presented 2nd floor one double bedroom apartment at Claremount House, Worcester Road SM2 offers a perfect blend of modern comfort and elegant design. Finished to a high standard throughout, the property is in stunning condition and ready for immediate occupation. The apartment features a 17'2 x 10'4 bright and spacious living area. The contemporary kitchen is well-equipped with quality fittings and ample storage, making it both practical and stylish. There is a 12'7 x 9'10 double bedroom provides a peaceful and comfortable retreat, complemented by a sleek, modern bathroom finished with high-quality fixtures.

Key Features:

- * Share of Freehold
- * Stunning Condition
- * Close to Transport Links
- * Allocated Parking
- * Gas Central Heating
- * Boarded Loft

Further benefits include a share of freehold, providing greater control and long-term value, as well as resident parking. Ideally located, the property offers excellent transport links, with nearby Sutton & Cheam Stations providing direct access into Central London, London Victoria, Thameslink & London Bridge making it perfect for commuters. The area is also well-served by a selection of highly regarded schools. Ideal for first-time buyers, professionals, or investors, this property benefits from a desirable location and a well-maintained building. With its immaculate presentation and move-in-ready condition, this apartment represents an excellent opportunity to secure a refined home in a sought-after area. The property is also offered with NO ONWARD CHAIN

Viewing

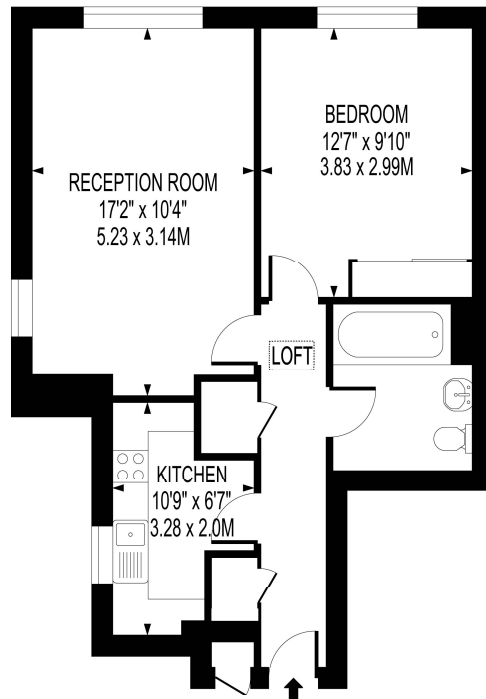
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.





CLAREMONT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 492 SQ FT- 45.7 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 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.



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