



A spacious two bedroom 990sqft ground floor flat overlooking Manor Park

Manor Park Road, Sutton, SM1 4AH, £375,000 Share of Freehold

BURN – AND – WARNE

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BURN AND WARNE *OVERLOOKING
MANOR PARK *TWO BEDROOMS *GROUND
FLOOR FLAT WITH BLCONY *SHARE OF
FREEHOLD *GARAGE *19'8 X 17'3
RECEPTION ROOM *947 YEAR LEASE
*CHAIN FREE

A huge two bedroom ground floor apartment (over 1000 square ft 95 sq m) with GARAGE, BALCONY and SHARE OF FREEHOLD, in a sought after development overlooking MANOR PARK, within a short distance of Sutton rail station and the town centre.

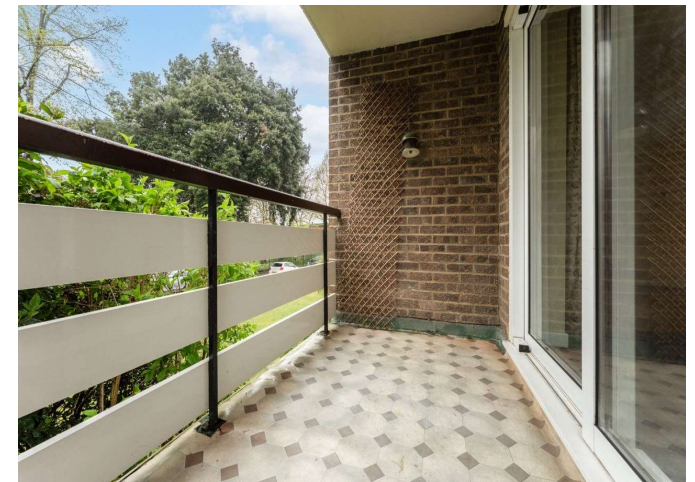
The accommodation is very sought after: includes a 19'8 x 17'3 living room with West facing balcony overlooking Manor Park, a 11'6 x 8'0 fitted kitchen, family bathroom with modern separate cloakroom.

13'5 x 11'6 master bedroom and a 12'9 x 9'10 second bedroom (both with built in wardrobes) Further benefits include double glazing, electric heating, garage, share of freehold and no forward chain.

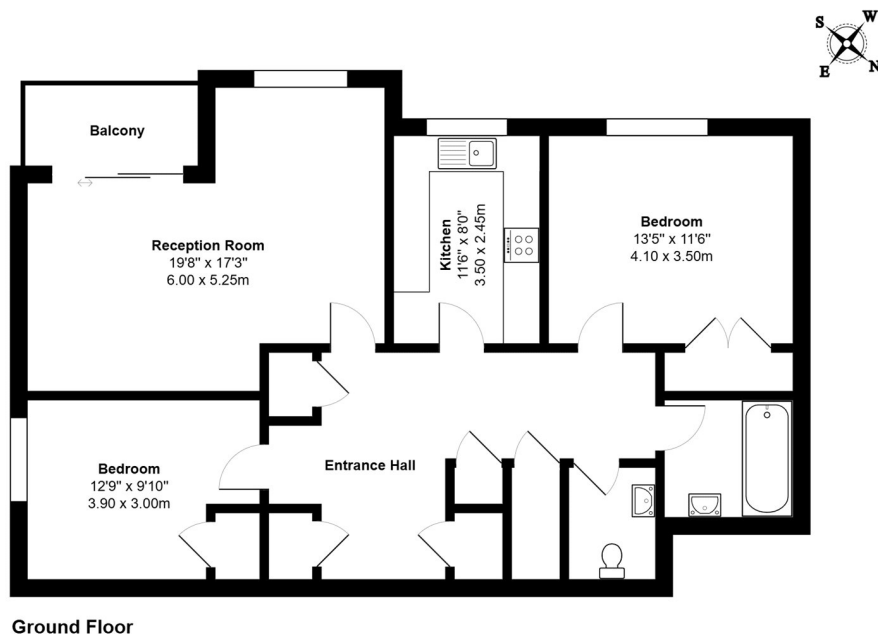
Viewing

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

Telephone: 020 8642 1234.

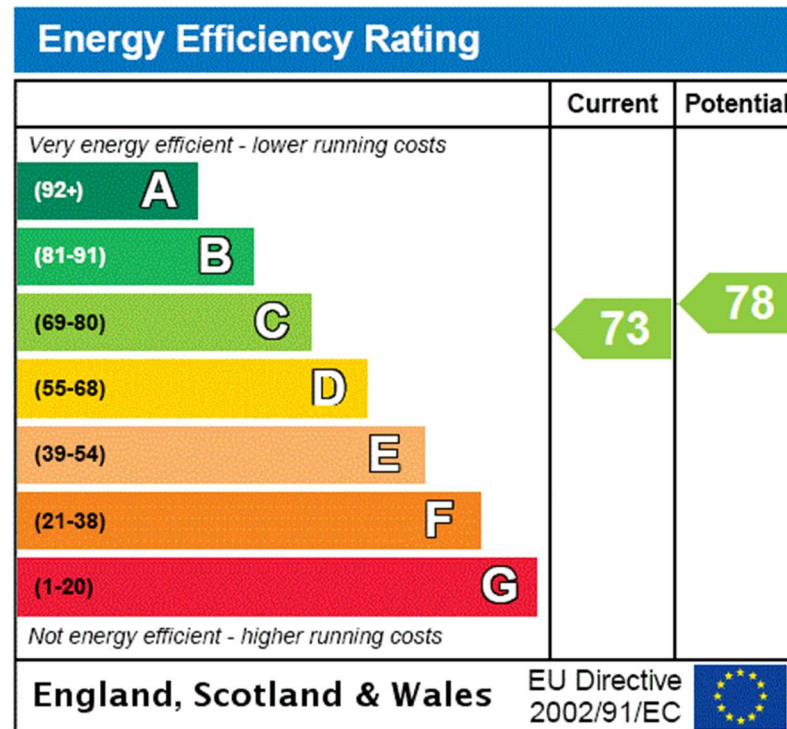






Thackeray Manor, Manor Lane, Sutton, SM1
Approx. Gross Internal Area 990.3sq ft / 92sq meters

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



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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