



Two Double Bedroom Apartment located in SM2 with 114 year lease &

Brighton Road, Sutton, Surrey, SM2 5BL, £300,000 Leasehold (114 years remaining)

BURN-AND-WARNE

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****GUIDE RANGE £300,000-£325,000****

A well-presented and spacious ground floor two-bedroom apartment set within the sought-after Grosvenor Court development on Brighton Road, ideally positioned for easy access to Sutton town centre and excellent transport links, including links to London Victoria, London Bridge and Thameslink. This bright and airy apartment offers well-proportioned accommodation throughout, including a 17'9 x 10'10 generous reception room with ample natural light, a 13'3 x 6'3 separate fitted kitchen with direct access to the communal grounds, two double bedrooms, and a modern shower room. The property further benefits from a well-maintained communal setting and resident parking (subject to availability). Perfect for first-time buyers, downsizers, or investors, the property combines convenience with comfortable living in a popular South Sutton location.

Key Features

Two-bedroom apartment

Spacious and bright reception room

Separate fitted kitchen

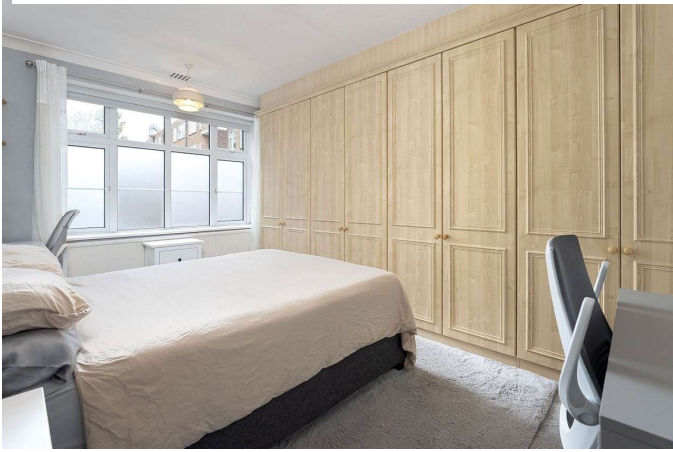
Garage

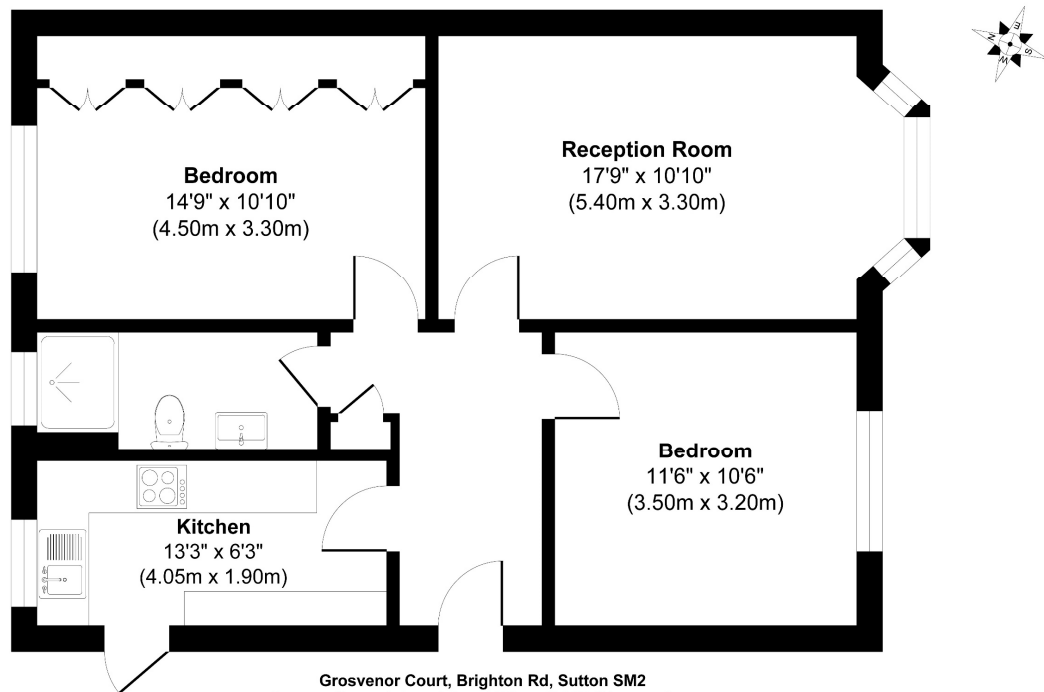
Excellent transport links into Central London

114 Year Lease

The property is well located to local outstanding schools, which include Overton







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 show.
Plan produced by AR Net Media-www.arnetmedia.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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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