



Two Bed & Two Bath 6th Floor Lift Serviced Apartment with Parking

Throwley Way, Sutton, SM1 4FD, £300,000 Leasehold (173 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
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burnandwarne.co.uk

A well-presented two-bedroom, & two bath 6th floor apartment set within the sought-after Aspects development, benefiting from lift access and modern living throughout. The property offers a bright and a 21'8 x 13'7 spacious open-plan living area, a contemporary fitted kitchen, two well-proportioned bedrooms including a principal bedroom with a modern en-suite shower room, and a stylish family shower room. Ideally located, the development is within easy reach of well-regarded schools including Harris Academy, Sutton Grammar and Manor Park Primary School, making it suitable for families. Excellent transport links from Sutton Mainline providing links to London Victoria, London Bridge & Thameslink.

Key Features:

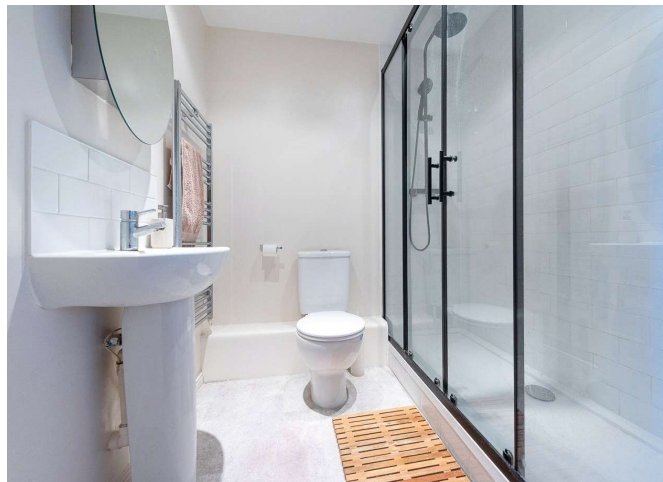
- * Lift Serviced
- * Two Bedrooms & Two Baths
- * 173 Year Lease
- * Central Location
- * Allocated Parking
- * Views overlooking Manor Park

Additional features include secure entry, allocated parking, double glazing, gas central heating, residents gym, and views overlooking Manor Park

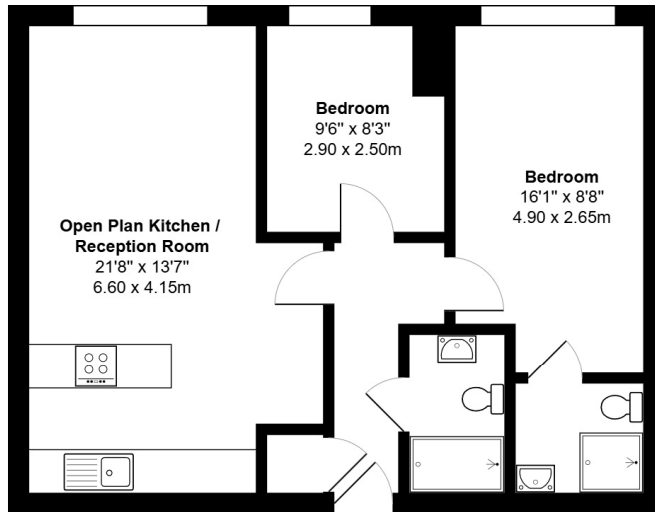
Viewing

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

Telephone: 020 8642 1234.







Sixth Floor

Aspects, 1 Throwley Way, Sutton, SM1
Approx. Gross Internal Area 617sq ft / 57.3sq 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, mis-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	81 B	81 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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