



A chain free one bedroom ground floor flat with own patio area & no chain

Overton Road, Sutton, Surrey, SM2 6QE, £250,000 Leasehold (176 years remaining)

BURN – AND – WARNE

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Burn And Warne *Chain Free* Ground Floor
Modern Apartment *Approx 184 Year Lease
*Allocated Parking Space *24'3 x 10'3 Living
Room With Open Plan Kitchen

The Property- Located in popular Castle House
on Overton Road situated in the heart of South
Sutton yet within walking distance of Sutton &
Cheam mainline train station.

This ground floor modern apartment uniquely
comes with own small patio area to the rear of
the development overlooking communal
gardens.

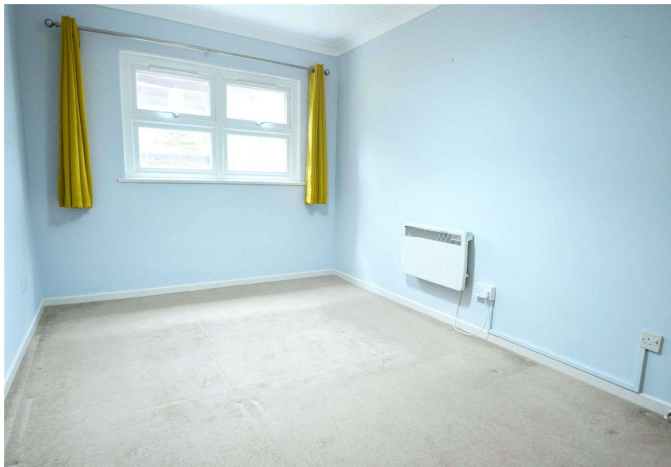
The accommodation comprises: 24'3 x 10'3
living room with open plan kitchen, 13'2 x 9'2
double bedroom, fitted bathroom suite, double
glazing, electric heating, allocated parking
space and private patio.

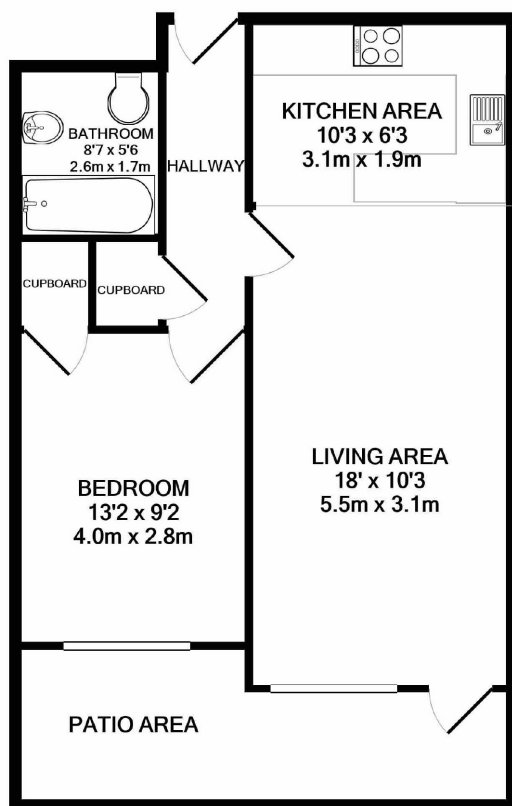
Viewing

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

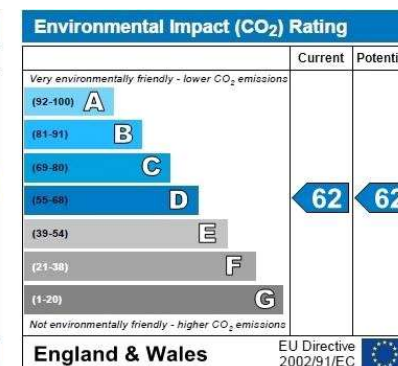
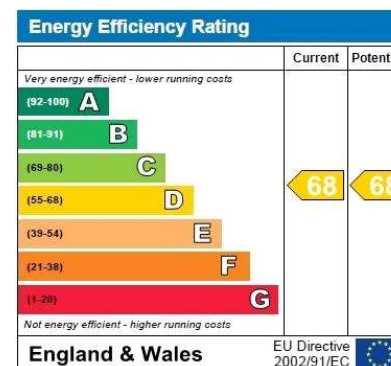
Telephone: 020 8642 1234.







TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)
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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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