



A smart modern two bed, two bath first floor apartment with no onward chain

Albion Road, Sutton, Surrey, SM2 5TF, GUIDE PRICE £325,000-£345,000 Leasehold (104 years remaining)

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

**** GUIDE PRICE £325,000 - £345,000 ****

***TWO BEDROOMS & TWO BATHS *NO
ONWARD CHAIN *ALLOCATED PARKING
*SOUTH SUTTON**

Burn And Warne an exceptional modern two double bedroom, two bathroom, first floor sunny apartment in Albion Road situated in mature, well-kept grounds with private gated parking.

This gorgeous flat, available chain-free, is built by Devine Homes, and offers its new owners the opportunity to live in a quiet and leafy road within easy walking distance to fast transport links into London.

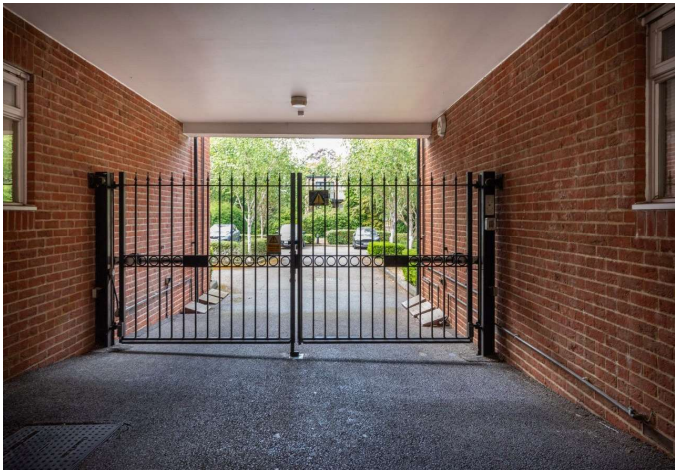
Built to a high specification, this peaceful flat sits within a modern, well maintained, development with private grounds and mature trees as its backdrop.

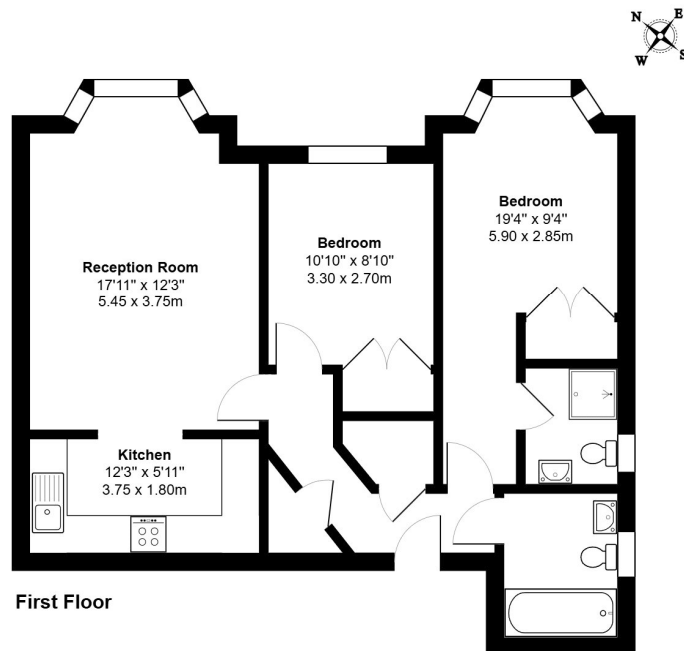
Key features include gated allocated parking, landscaped gardens, a sunny 17'11 x 12'3 living room, smart modern kitchen with Smeg appliances, and a 19'4 max x 9'4 master bedroom with en suite shower, 10'10 x 8'10. Both bedrooms have fitted wardrobes, double-glazed bay windows and there is a separate family bathroom. The spacious hallway also includes two large storage cupboards. There is also storage immediately outside the front door of the apartment. Flat 3 has Gas Central Heating, Double Glazing throughout, a Modern Kitchen With Smeg appliances, a private parking space, access to beautiful garden areas, and Two Bath/Shower Rooms

Location-Leafy Albion Road giving walking access to Sutton mainline train station and bus routes on nearby Langley Park Road.

Viewing







Springwell Manor, 38 Albion Rd, Sutton SM2
Approx. Gross Internal Area 740sq ft / 68.7sq 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	83 B	83 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.



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