



South Sutton 1 Bedroom Flat with Share of Freehold & Garage with no chain

Worcester Road, Sutton, SM2 6PG, £250,000 Share of Freehold

BURN-AND-WARNE

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*SOUTH SUTTON *SHARE OF FREEHOLD
*GARAGE *ONE DOUBLE BEDROOM *NO
ONWARD CHAIN

A well-presented one bedroom second floor flat, ideally located in the popular SM2 area close to local shops, restaurants, transport links and everyday amenities. Offered to the market with no onward chain and a share of freehold, this bright and spacious property benefits from a garage and would make an ideal first-time purchase or investment opportunity.

The accommodation comprises a 13'9 x 11'0 reception room, a 10'4 x 10'4 fitted kitchen, double bedroom and bathroom. The property is well positioned for a selection of highly regarded local schools and is within easy reach of Sutton mainline station, providing regular services into London Victoria, London Bridge and Thameslink, making it ideal for commuters.

Key Features:

- * Share of Freehold
- * 1 Double Bedroom
- * No Onward Chain
- * Garage
- * Close to local transport links

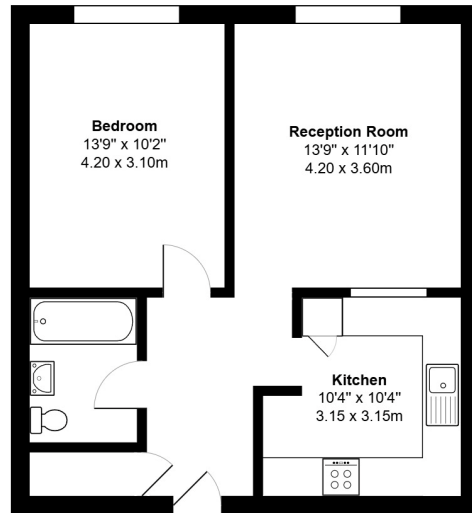
In additional the property benefits from a 18'1 x 8'3 garage. electric heating and double glazing

Viewing

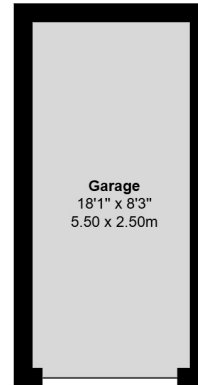
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







Second Floor



Ground Floor

Pebworth Lodge, 42 Worcester Road, Sutton, SM2
Approx. Gross Internal Area 703sq ft 66.3sq 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, miss-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		
69-80	C	70 C	79 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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