



A superbly presented spacious apartment in Devonshire House

Devonshire Avenue, Sutton, SM2 5JJ, GUIDE PRICE £360,000-£375,000 Share of Freehold

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

BURN AND WARNE *SPACIOUS APARTMENT
***SHARE OF FREEHOLD *938 YEAR LEASE**
***GARAGE EN BLOC *OWN PRIVATE BALCONY**
***TWO RECEPTION AREAS *19'8 X 11'10 MASTER**
BEDROOM *GAS CENTRAL HEATING *SUPERB
INTERIOR

With superb accommodation and interior this larger than average two bedroom ground floor flat in popular Devonshire House is one of the finest apartments we've seen!

The modern interior has been up-graded by the current owners and compliments the stunning accommodation on offer

There is a 14'9 x 11'10 living room with own private BALCONY, adjoining is a 11'10 x 8'0 tiled dining area and modern fitted kitchen with a superb range of units.

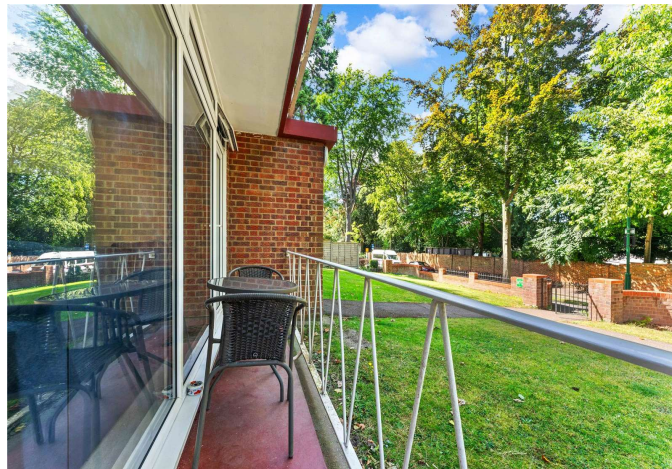
The bedroom sizes are much bigger than your usual apartment in this price range and location; master bedroom being 19'8 x 11'10, bedroom 2 is 11'10 x 9'6 both with fitted wardrobes and complimented by a superb 4 piece bathroom suite.

Additionally there is gas central heating and double glazing, a garage large communal gardens share of freehold and a 938 year lease. EPC RATING D

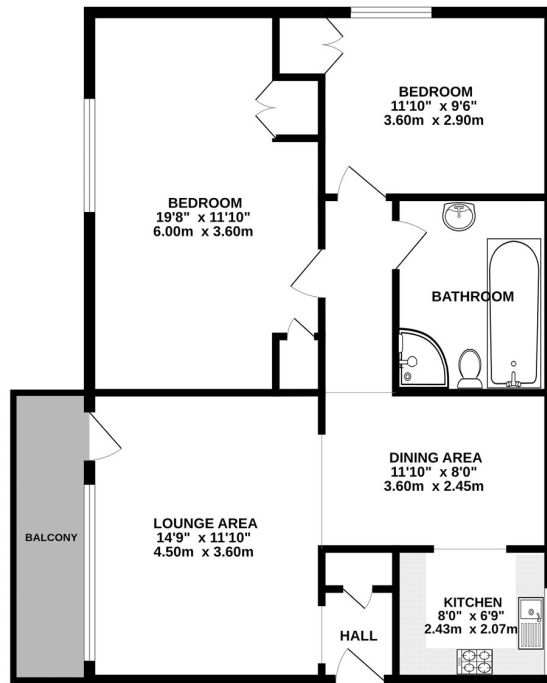
Viewing

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





GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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