



A one double bedroom modern apartment with own private patio area

Egmont Road, Sutton, Surrey, SM2 5JN, GUIDE PRICE £255,000-£265,000k Leasehold (161 years remaining)

BURN – AND – WARNE

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***SOUTH SUTTON *ONE BEDROOM
APARTMENT *OWN PRIVATE PATIO *161 YEAR
LEASE *CLOSE TO AMENITIES ***

Burn And Warne- A rare opportunity to purchase a chain free modern one bedroom ground floor apartment with own private patio garden. The Property-Located in this popular modern development in the heart of South Sutton this stylish apartment does not disappoint. The accommodation comprises: 14'9 x 11'0 living room directly onto own 18'0 secluded private patio/garden perfect for entertaining and enjoying the sunshine! A generous sized kitchen 12'5 x 6'5 with extensive range of units and a breakfast bar. 13'5 x 13'3 bedroom with a good range of fitted wardrobes and a separate family bathroom.

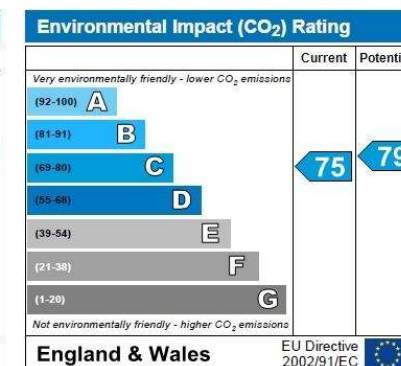
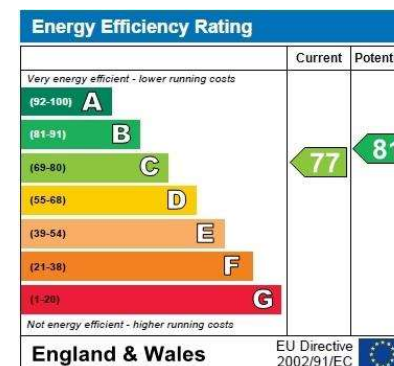
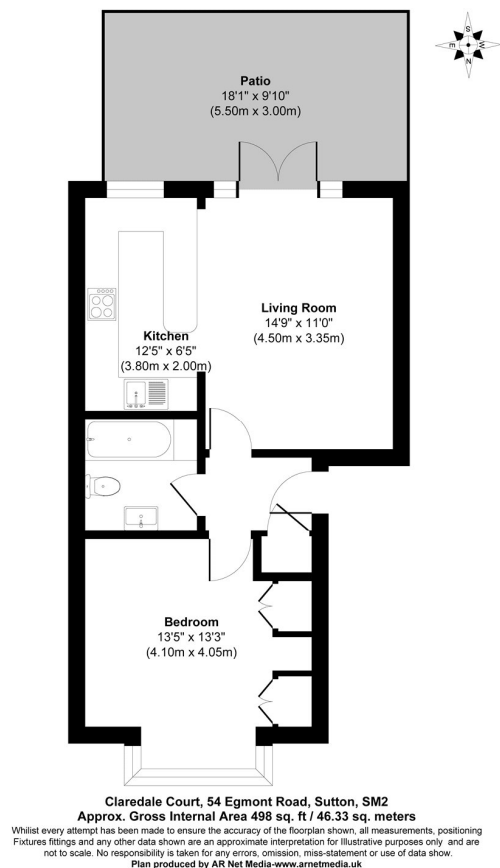
Key Features- Allocated parking space- Gas central heating- Double glazing- 12'5 kitchen-family bathroom-Private Patio Garden-161 Year Lease

Viewing

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







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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