



A chain free modern one bedroom top floor apartment

Walnut Mews, Christchurch Park, Sutton, Surrey, SM2 5TL, £250,000 Share of Freehold

BURN – AND – WARNE

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About this property

Sutton 0.2 miles

Burn And Warne- A chain free modern apartment located in prestigious Christchurch Park one of Sutton's most sought after locations

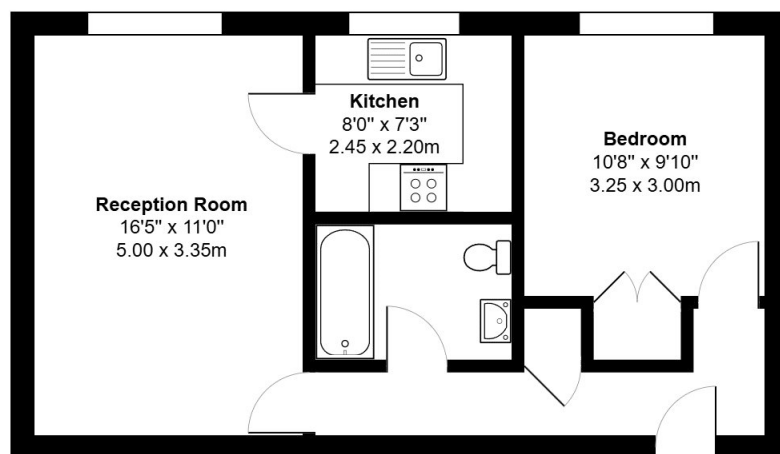
The Property-A second floor one bedroom apartment in a sought after prestige development close to Sutton rail station and town centre offered with share of freehold and no onward chain.

The accommodation includes a 16'5 x 11'0 living room, an 8'2 x 7'2 kitchen, a 10'8 x 10'8 double and a recently installed modern bathroom.

Key Features- gas central heating, double glazing, 980 year lease with share of freehold, large private loft, allocated parking space and no onward chain.







Second Floor

Savin Lodge, Walnut Mews, Sutton, SM2
Approx. Gross Internal Area 491sq ft / 45,6sq 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	78 C	78 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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