



Modern Two Bedroom Flat located in the heart of the South Sutton with extended lease

Albion Road, Sutton, SM2 5TD, GUIDE PRICE £300,000-£325,000 Leasehold

BURN – AND – WARNE

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**** GUIDE PRICE £300,000 -£325,000 ****

***SOUTH SUTTON * TWO BEDROOMS *EXTENDED
LEASE ON COMPLETION *1ST FLOOR *ALLOCATED
PARKING *GAS CENTRAL HEATING**

A well-presented two-bedroom apartment ideally situated in a sought-after residential location on Albion Road SM2, within easy walking distance of Sutton town centre and its excellent range of shops.

The property offers a 16'1 x 10'10 well-proportioned living room, a 10'2 x 7'3 modern fitted kitchen, two good sized bedrooms, making it an ideal purchase for first-time buyers, downsizers or investors alike. A particular benefit is the new extended lease to be granted upon completion, providing added security and long-term value for the incoming purchaser.

Key Features:

- * Two Bedroom Apartment
- * New Extended Lease On Completion
- * Close to local amenities & schools
- * Gas Central Heating
- * Allocated Parking
- * 16'1 x 10'10 Living Room

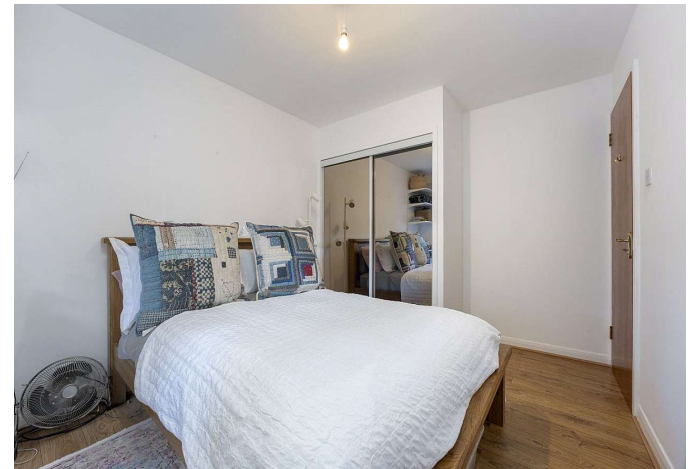
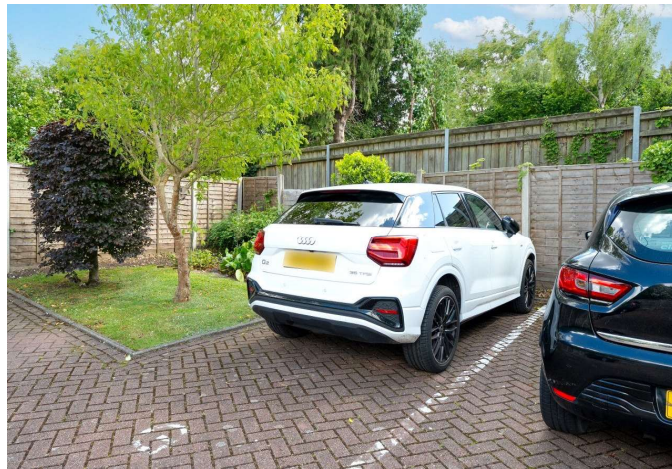
Families will appreciate the property's proximity to a number of highly regarded schools, including Barrow Hedges Primary School, Devonshire Primary School, Manor Park Primary Academy, Overton Grange School and Harris Academy Sutton. Conveniently located for Sutton and Belmont stations, with access to London Victoria, London Bridge & Thameslink, located nearby are local bus routes. Additional benefits include, gas central heating, double glazing, and allocated parking.

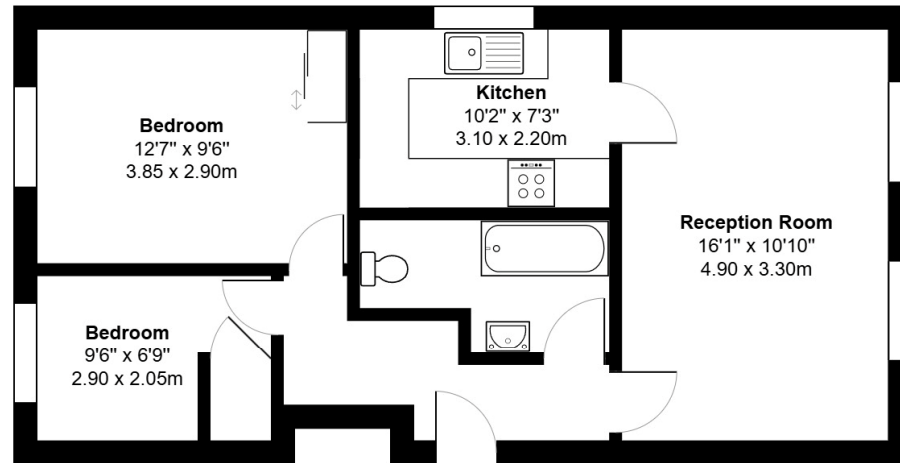
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234







First Floor

Albion Road, Sutton, SM2
Approx. Gross Internal Area 572sq ft / 53,1sq 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	79 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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