



A chain free first floor apartment in attractive modern development

Devonshire Road, Sutton, SM2 5HQ, £250,000 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 [CHAIN FREE | FIRST FLOOR
APARTMENT | ALLOCATED PARKING | GAS
CENTRAL HEATING | SHARE OF FREEHOLD | 979-
YEAR LEASE**

Burn and Warne are delighted to offer for sale this well-presented, chain-free one-bedroom first floor apartment, situated within the popular Chandon Lodge development, built by Gleeson Homes in the heart of South Sutton.

The Property-This spacious first floor apartment offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, professionals or investors.

The accommodation comprises:

A fitted kitchen measuring 12'6" x 7'2"

A generous 15'9" x 12'10" living room, providing ample space for both relaxing and working from home

A spacious 12'10" x 9'10" double bedroom with fitted wardrobes

A modern bathroom

An allocated parking space

Key Features-Chain free-First floor apartment-Share of freehold-979-year lease-Gas central heating-Double glazing

-Allocated parking space-Modern fitted bathroom

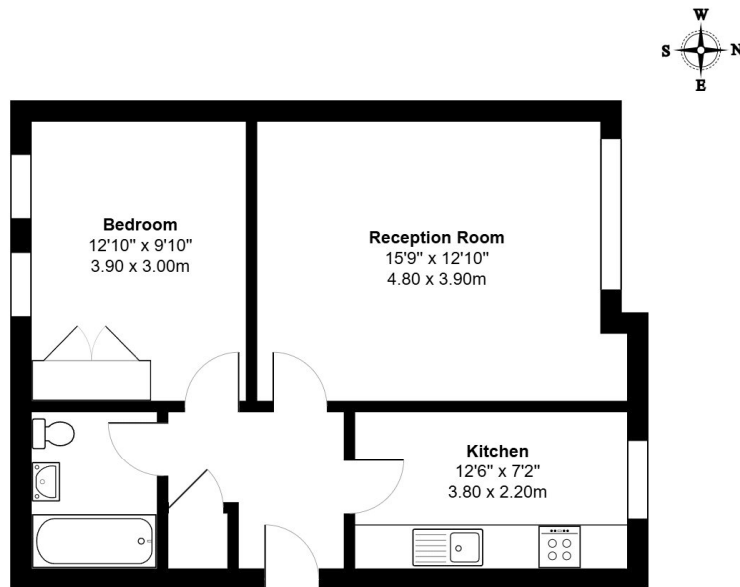
Spacious accommodation throughout

Location-Ideally located on Devonshire Road, the property enjoys excellent transport links, with the S3 bus route at the end of the road and Sutton mainline station within easy walking distance, providing convenient services into Central London. Devonshire Avenue Nature Reserve, local schools and a range of amenities are all close by, making this an excellent location for both commuters and those seeking green open spaces.

Summary-Offering the rare advantages of a share of freehold, an exceptionally long 979-year lease, allocated parking and no onward chain, this spacious apartment represents an excellent opportunity in today's competitive market. Early viewing is highly recommended.







First Floor

Chandon Lodge, Devonshire Rd, Sutton SM2
Approx. Gross Internal Area 538.2sq ft / 50sq 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	81 B	81 B
69-80	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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