



South Sutton Two Bedroom Apartment with Long Lease

Sandown Court, Grange Road, Sutton, SM2 6SQ, £300,000 Leasehold (187 years remaining)

BURN – AND – WARNE

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***LONG LEASE *2 BEDROOMS *GARAGE *SOUTH SUTTON *NO ONWARD CHAIN *15'3 X 12'11 LIVING ROOM**

A superb opportunity to acquire this bright and well-proportioned two-bedroom apartment, ideally positioned within a highly desirable and well-maintained development, offered with a long lease. The property boasts a spacious 15'3 x 12'11 reception room, a well-appointed modern separate kitchen, two generous double bedrooms, and a modern bathroom.

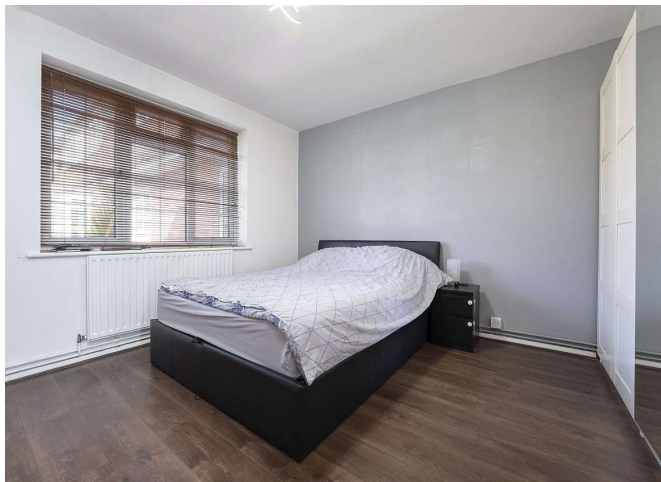
Perfectly located for convenience and lifestyle, the property is within easy reach of Sutton railway station and Cheam railway station, providing fast and frequent connections into Central London—ideal for commuters. Families will be particularly drawn to the outstanding selection of local schools, including The Avenue, Overton Grange, and Sutton High School, all highly regarded and within close proximity. With its prime location, generous proportions, and share of freehold, this property represents an exceptional purchase—early viewing is highly recommended.

Key Features:

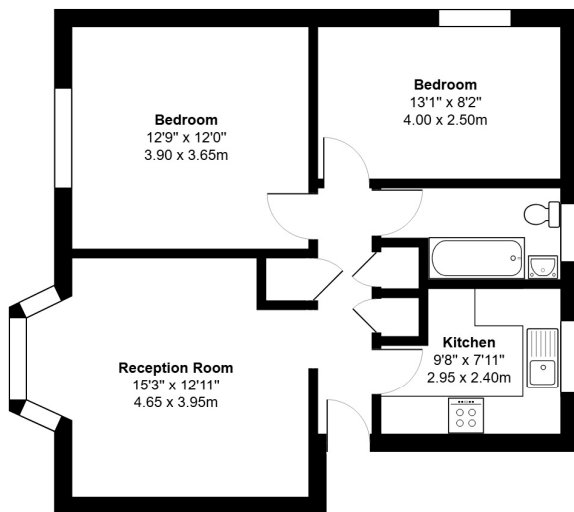
- Long Lease to benefit to any buyer
- Two spacious double bedrooms
- Bright and airy reception room
- Well-equipped separate kitchen
- Modern bathroom
- Excellent commuter links into Central London
- Catchment for highly regarded schools

Additional benefits include, double glazing, gas central heating, garage and offered with no onward chain

Viewing







First Floor

Sandown Court, Grange Road, Sutton, SM2
Approx. Gross Internal Area 640sq ft / 59.5sq 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, mis-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	71 C	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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