



A very well presented one bedroom flat with garage & extended lease

Carshalton Road, Sutton, SM1 4NG, GUIDE PRICE £240,000-£250,000 Leasehold

BURN – AND – WARNE

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***ONE DOUBLE BEDROOM *EXTENDED LEASE
ON COMPLETION *GARAGE *WELL
PRESENTED *GROUND FLOOR**

****GUIDE PRICE £240,000-£250,000****

A well-presented one double bedroom apartment recently renovated by the current vendor to a modern condition, ideally situated in a sought-after residential location, offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a bright and spacious 13'5 x 13'0 living/dining room, a generous 13'1 x 10'8 double bedroom, a well-appointed kitchen, and a modern bathroom.

Key Features

- * Well-presented one double bedroom apartment
- * Extended lease Upon Completion
- * Garage
- * Gas Central Heating
- * Spacious living accommodation
- * Excellent transport links to Central London

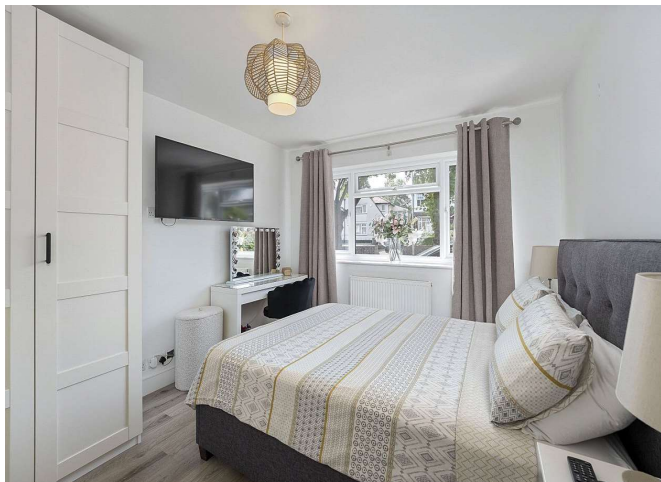
Ideally positioned for commuters, the property enjoys easy access to both Carshalton and Sutton railway stations, offering regular services into Central London, while a variety of local bus routes and road links are also close by.

Additional benefits include gas central heating, garage and an extended lease on completion.

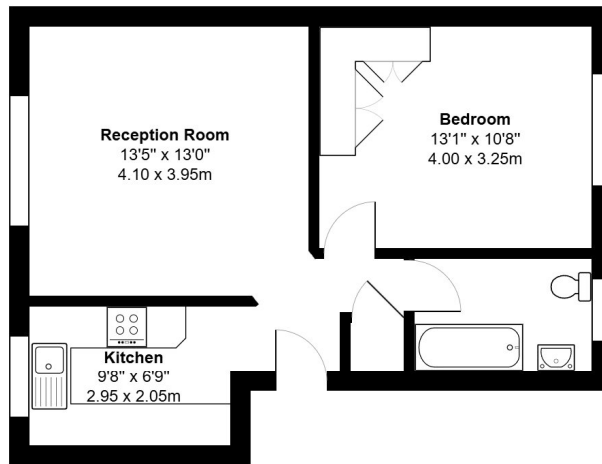
Viewing

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

For more information please call 0203 6312 1221







Ground Floor

Carshalton Road, Sutton, SM1
Approx. Gross Internal Area 485sq ft / 45sq 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

Address: Flat 6, Southcroft 165-169, Carshalton Road, SUTTON, SM1...
RRN: 2742-3064-3203-9856-8204

Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) A

(81 - 91) B

(69 - 80) C

(55 - 68) D

(39 - 54) E

(21 - 38) F

(1 - 20) G

79

80

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

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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