



Two Bedroom ground floor flat with garage, with long lease & patio area

Relko Gardens, Sutton, SM1 4TJ, £315,000 Leasehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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BURN AND WARNE * TWO BEDROOMS *
GROUND FLOOR * 144 YEAR LONG LEASE
* DOUBLE GLAZING * GARAGE *LARGE
LOUNGE/DINER

A WELL-PRESENTED GROUND FLOOR
FLAT TWO BEDROOM APARTEMENT, with a
142 YEAR LEASE, in a popular road close to
the town centre and Sutton 0.7 miles & 0.8
miles Carshalton rail stations

The accommodation includes a large 20'4 x
12'2 Lounge/Diner with a patio door leading to
a small patio area with a mobility ramp, 14'3 x
8'10 double bedroom and a 10'0 x 7'1 2nd
bedroom.

A modern 10'6 x 7'3 white fitted kitchen and a
modern three piece white shower room.

Key Features:

- * 2 Bedrooms
- * Long Lease
- * Modern Condition
- * Garage
- * Close to local amenities

Further benefits include electric central heating,
several large storage cupboards, double
glazing and 16'9 x 8'2 GARAGE. A great
investment for first time buyers and investors.

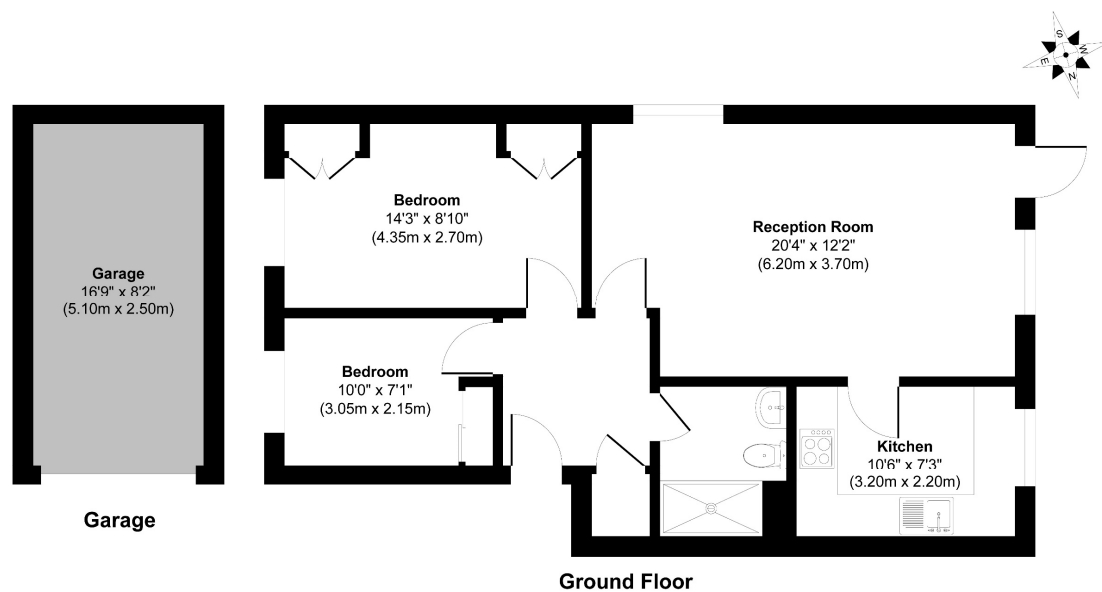
Viewing

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

Telephone: 020 8642 1234.







Relko Gdns, Sutton SM1
Approx. Gross Internal Area 646 sq. ft / 60.01 sq. 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 show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 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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