



Two Bedroom Ground Floor flat with no onward chain in South Sutton

Overton Road, Sutton, SM2 6SS, £285,000 Leasehold (957 years remaining)

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

***TWO BEDROOMS *SOUTH SUTTON *NO ONWARD CHAIN *16'9 X 13'2 LOUNGE *957 YEAR LEASE *GAS CENTRAL HEATING *DOUBLE GLAZING**

A well-presented two-bedroom ground floor flat offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors. The flat offers two decent size double bedrooms at 14'1 x 11'8 & 11'2 x 9'0, a 16'0 x 13'1 Lounge, a 11'0 x 7'1 fitted kitchen with white goods, white suite bathroom & a separate w.c

Key Features:

- * South Sutton
- * Two Bedrooms
- * Ground Floor
- * Close to local amenities
- * No onward chain

The property is conveniently located within easy reach of a number of highly regarded schools, including Devonshire Primary School, Robin Hood Junior School, and Sutton High School. Excellent transport connections are nearby, with Sutton railway station, Belmont railway station, and Cheam railway station all within easy reach, providing regular services into Central London and surrounding areas. A range of local bus routes, shops, parks, and everyday amenities are also close by.

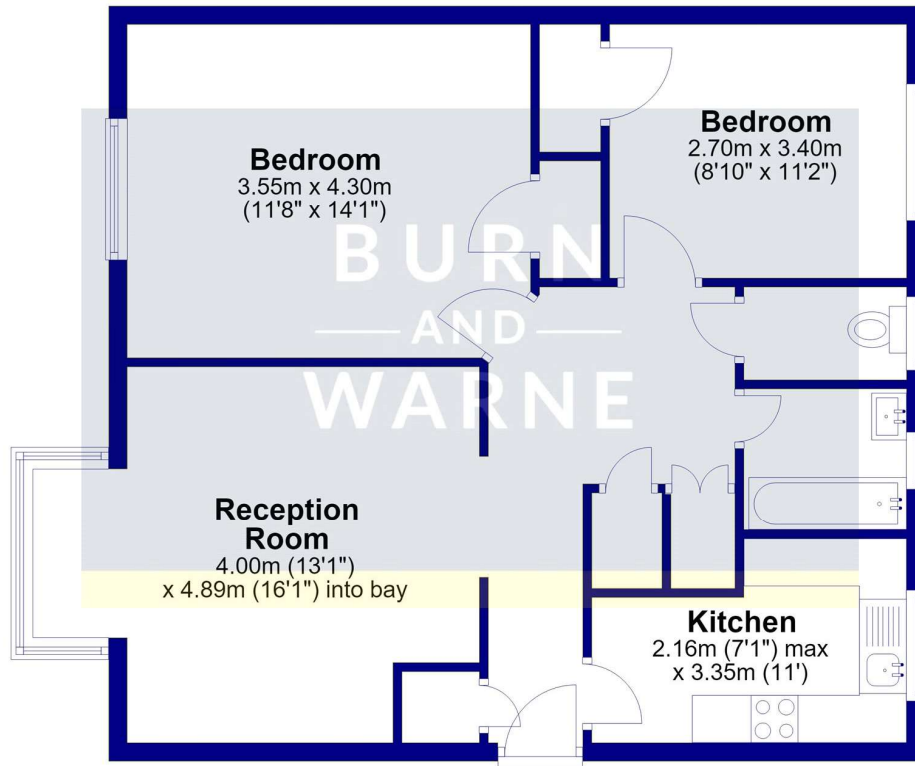
**** There is no allocated parking with this flat but there is unrestricted road parking on Overton Road ****





Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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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