



Ground Floor two double bedroom flat with 942 year lease & no onward chain

Camborne Road, Sutton, SM2 6RE, £300,000 Leasehold (942 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

***SOUTH SUTTON *GROUND FLOOR *TWO
DOUBLE BEDROOMS *LARGE LIVING/DINING
ROOM *GARAGE *942 YEARS LEASE *NO
ONWARD CHAIN**

A well-positioned two double bedroom ground floor flat, ideally located in the popular SM2 area, offering excellent access to local schools, transport links and everyday amenities.

This attractive property provides well-proportioned accommodation including a 28'10 x 10'10 Living/Dining room, a 11'2 x 7'1 modern fitted kitchen, two double bedrooms and three piece bathroom suite.

The property is well situated to local transport links, including Sutton & Cheam mainline stations, local bus routes, and local schools including Overton Grange, Devonshire & The Avenue Primary.

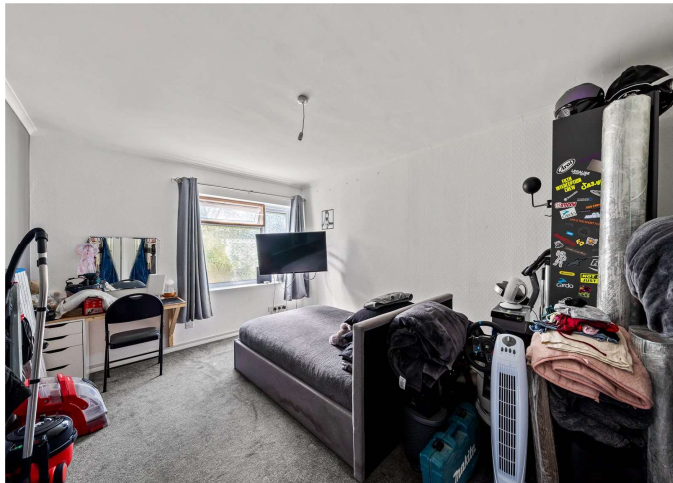
Key Features

- * Two well-proportioned double bedrooms
- * Ground floor accommodation
- * 28'10 X 10'10reception/living area
- * Convenient location for Sutton & Cheam
- * Excellent choice of nearby schools & Good public transport

In additional the property has and electric heating, double glazing, access to communal gardens, garage and NO ONWARD CHAIN

Viewing

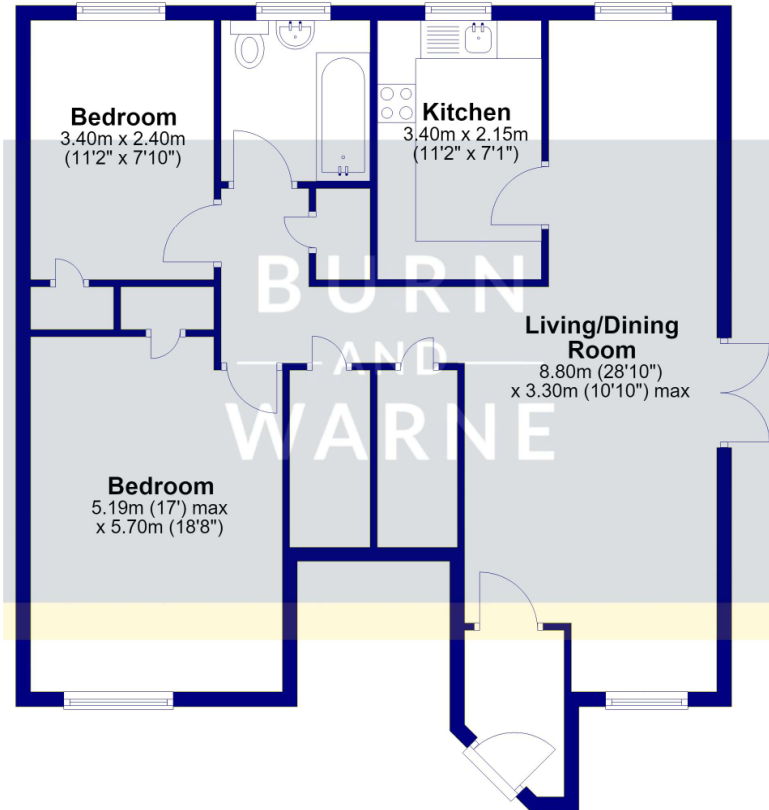
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.





Ground Floor

Approx. 88.0 sq. metres (946.7 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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.



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