



A chain free two bedroom & two bathroom South Sutton Apartment

Stanley Road, Sutton, SM2 6EH, £325,000 Leasehold (107 years remaining)

BURN – AND – WARNE

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*MODERN APARTMENT *TWO BEDROOMS & TWO BATHS. *SOUTH SUTTON *LONG LEASE
*ALLOCATED PARKING *BALCONY *NO ONWARD CHAIN

A fantastic opportunity to acquire a modern two-bedroom, two-bathroom apartment in a highly convenient Sutton location. With contemporary accommodation, excellent transport links, a strong selection of local schools and the added advantage of NO ONWARD CHAIN.

The property offers well-proportioned accommodation throughout and would make an excellent home for first-time buyers, professional couples. The accommodation comprises a 21'2 x 16'9 open plan living/dining area, fitted kitchen, a 17'4 x 9'0 bedroom 1 with en-suite shower room, a 17'4 x 9'1 bedroom 2 and a modern family bathroom

Key Features:

- * Two bedrooms & Two Baths
- * No onward chain
- * Spacious reception/living area
- * Well-presented throughout
- * Modern Apartment
- * Long Lease

The property is situated on Stanley Road, within easy reach of Sutton town centre and its extensive range of shops, restaurants and everyday amenities. Sutton and surrounding areas also provide excellent transport connections, making the location well suited to commuters to access to Sutton & Cheam mainline stations

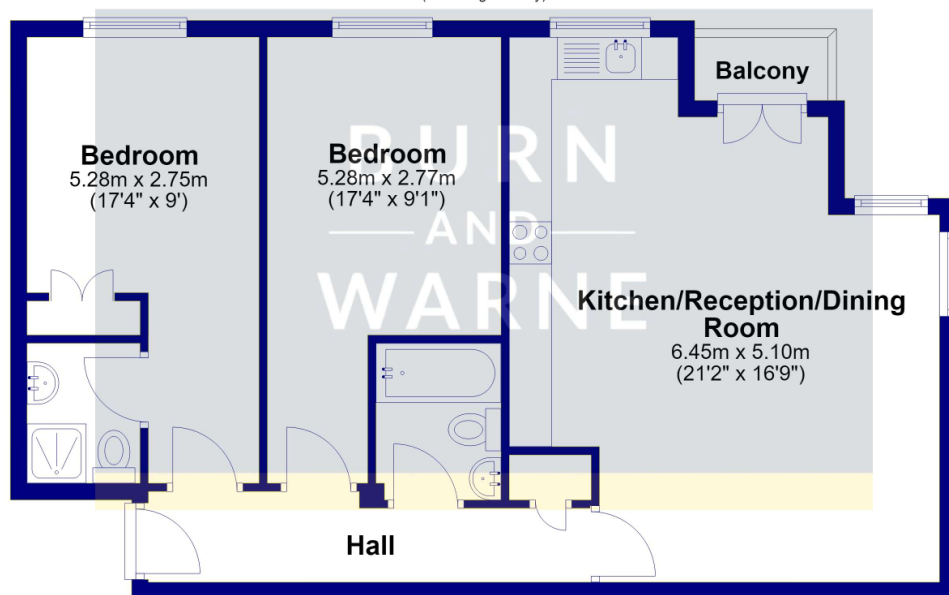
Additional Benefits include, electric heating, 107-year lease, allocated parking, balcony and NO ONWARD CHAIN. All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne





Upper Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)
(excluding Balcony)



Total area: approx. 63.6 sq. metres (684.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	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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