



Ground Floor one bedroom flat with share of freehold & 965 year lease

Worcester Road, Sutton, SM2 6QB, £260,000 Share of Freehold

BURN – AND – WARNE

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*GROUND FLOOR *ONE DOUBLE BEDROOM
*SHARE OF FREEHOLD *OWN FRONT DOOR
*RESIDENTS PARKING *965 YEAR LEASE

A superbly presented one-bedroom ground floor flat offering comfortable accommodation, and it's own private front door.

The property is presented in excellent condition and provides a practical layout, making it a desirable choice for first-time buyers, downsizers or investors.

The accommodation includes a 17'11 x 15'1 open plan living/dining room, a 15'1 x 9'6 double bedroom and a luxury modern three piece bathroom suite.

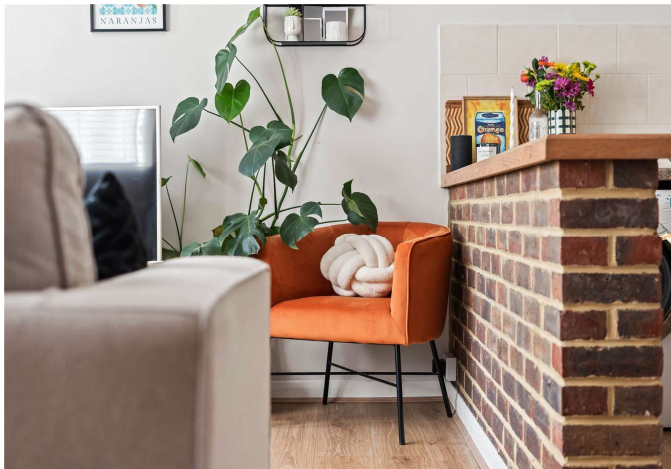
Sutton town centre is also within easy reach, offering a wide selection of high street amenities. The property is conveniently positioned for Sutton Station, Cheam Station, providing regular rail services and connections into London and surrounding areas and along with local bus routes.

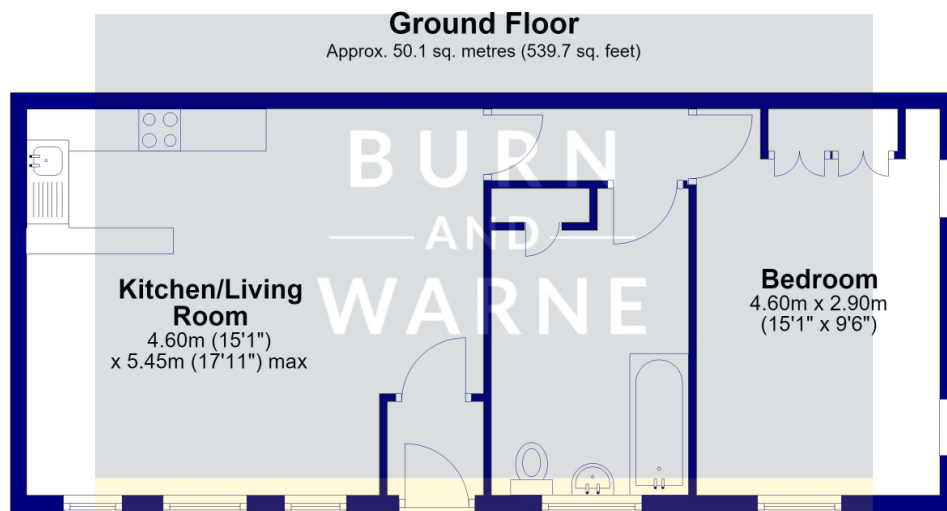
Key Features

- * Well-presented throughout
- * One-bedroom ground floor flat
- * Own private front door
- * Parking
- * Share of Freehold
- * Secluded Communal Garden
- * Convenient Sutton location
- * Close to local shops, amenities and transport links

Additional benefits include, electric heating, low service charges, 965 year lease with the share of freehold and double glazing.







Total area: approx. 50.1 sq. metres (539.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 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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