



A Smart two bedroom & two bath modern apartment offered with no onward chain

Eaton Road, Sutton, SM2 5AQ, £315,000 Leasehold (127 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
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About this property

*SMART TWO BED, 2 BATH APARTMENT
*SECOND FLOOR *GATED ALLOCATED
PARKING SPACE * LARGE PRIVATE
BALCONY *LONG LEASE *CHAIN FREE
*SOUTH SUTTON

****GUIDE PRICE £315,000-£325,000****

Introducing a highly desirable two-bedroom apartment in South Sutton! This spacious second-floor flat at the front of the building offers a balcony off the x living room. The x master bedroom features an ensuite shower room for your comfort and convenience. There is a x bedroom, a x modern fitted kitchen and a modern three piece modern family bathroom suite.

Located near Sutton mainline station and excellent schools including Devonshire Primary, Harris Academy and Overton Grange

Viewing

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

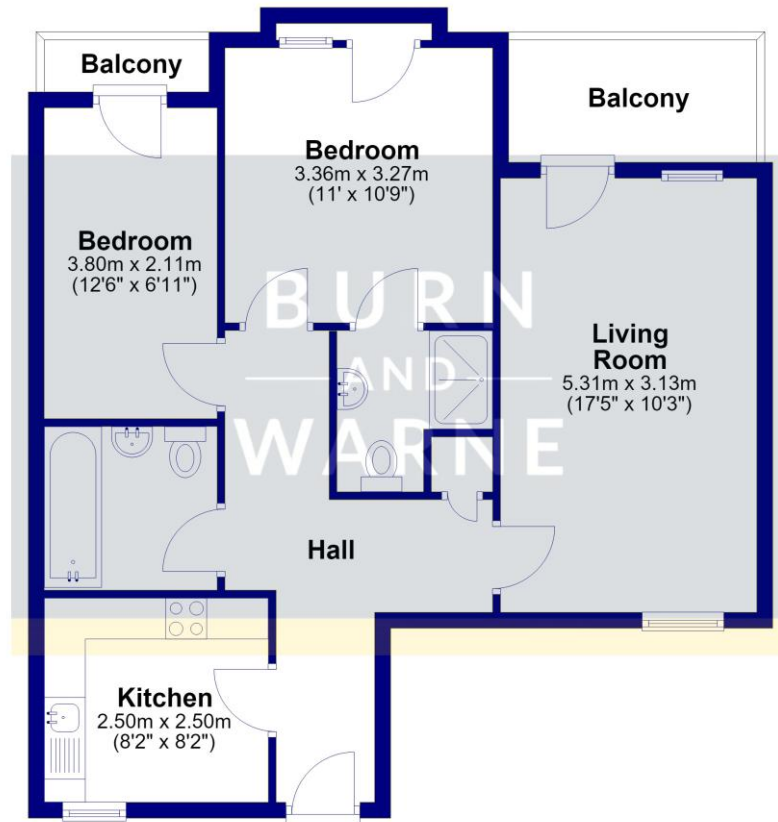
Telephone: 020 8642 1234.





Second Floor

Approx. 62.7 sq. metres (675.2 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

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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