



A chain free modern two bed, two bath apartment

Albion Road, Sutton, SM2 5TD, £325,000 Leasehold (109 years remaining)

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CHAIN FREE SALE – SPACIOUS MODERN TOP-FLOOR APARTMENT – TWO BEDROOMS – TWO BATHROOMS

The Property-Located on the leafy and highly regarded Albion Road in the heart of South Sutton, Aspire Court is a small and select development comprising just nine apartments.

This spacious top-floor apartment is certainly one that buyers can aspire to. The generous accommodation includes an impressive 19'0 x 10'8 living room, providing ample space for both a comfortable seating area and a home-working station or dining area.

The modern fitted kitchen is well designed, offering plenty of storage and workspace, together with a range of integrated appliances.

The spacious master bedroom benefits from a contemporary en-suite shower room, while bedroom two is also generously proportioned, measuring approximately 11'6 x 11'2. A separate modern family bathroom further enhances the property's appeal.

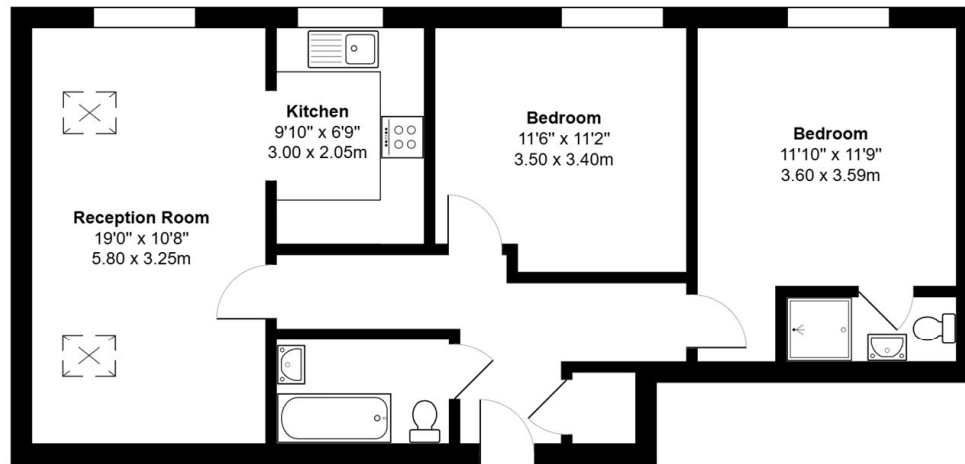
Key Features:

- Spacious top-floor modern apartment
- Two generous bedrooms
- Two bathrooms
- Impressive 19'0 x 10'8 living room
- Modern fitted kitchen with integrated appliances
- En-suite shower room to master bedroom
- Separate family bathroom
- Double-glazed windows
- Electric heating
- Own loft space
- Allocated parking space
- Long lease
- Chain-free sale

Summary- If you are looking to purchase a modern apartment offering two bedrooms, two bathrooms and allocated parking, this property is certainly worthy of your attention.







Second Floor

Aspire Court, 59 Albion Rd, Sutton SM2
Approx. Gross Internal Area 749sq ft / 69.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

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