



A chain free two bedroom ground floor flat with own patio garden

Vernon Road, Sutton, SM1 4QX, £280,000 Share of Freehold

BURN – AND – WARNE

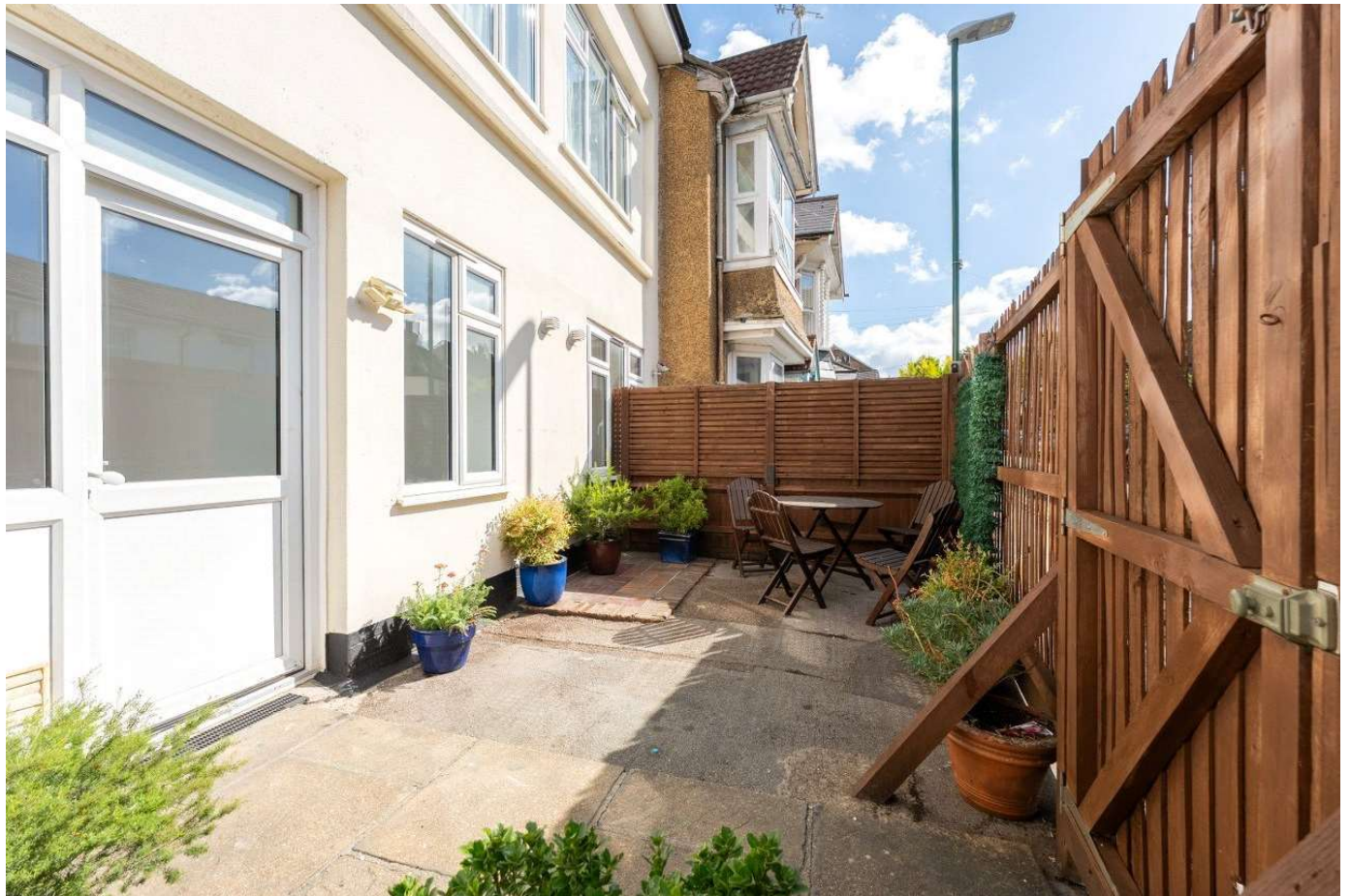
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Burn And Warne-Share Of Freehold-999 Year Lease-Two Bedrooms-Own Patio Garden-Chain Free

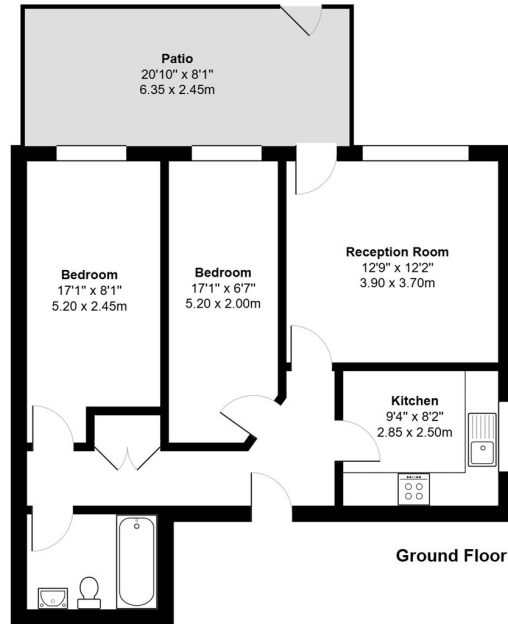
The Property-Conveniently located for Sutton mainline train station, Manor Park Primary & Sutton Grammar is this chain free two bedroom ground floor conversion flat benefitting from own private garden and pet friendly lease, perfect for dog owners!

With a share of freehold, 999 year lease and low service charges, keenly priced to attract quick interest, own 20'0 enclosed patio garden, gas central heating, double glazing, 9'4 x 8'2 fitted kitchen, 12'9 x 12'2 living room, and 2 17'1 bedrooms and family bathroom.

Key Features-Chain free Sale-Gas Central Heating-Share Of Freehold-999 Year Lease-Own Patio Garden-Double Glazing-Newly Re-Carpeted and Decorated







Vernon Road, Sutton, SM1
Approx. Gross Internal Area 643sq ft / 59.7sq 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, mis-statement or use of data shown.
Plan produced by AR Net Media - www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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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