



LEBEN COURT DEVELOPMENT * TWO DOUBLE BEDROOMS * TWO BATHROOMS * CENTRAL SUTTON

Sutton Court Road, Sutton, SM1 4FF, Guide Price £350,000-£360,000 Leasehold (113 years remaining)

BURN-AND-WARNE

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About this

Guide Price £350,000- £360,000.

LEBEN COURT DEVELOPMENT * TWO DOUBLE BEDROOMS * TWO BATHROOMS * UNDERGROUND PARKING * LONG LEASE * MODERN KITCHEN & BATHROOM * WALKING DISTANCE TO SUTTON'S AMENITIES

An exceptional opportunity to acquire this beautifully presented two-bedroom, two-bathroom fourth-floor apartment, set within the prestigious and highly sought-after Leben Court development. The property benefits from lift access, secure entry and an enviable location just 300 meters from Sutton rail station. Perfectly positioned for commuters, the property offers swift and convenient access into Central London and across the Southeast, while a variety of local bus routes are also close by. Sutton town center is just a short stroll away, offering an excellent selection of shops, restaurants, coffee bars and everyday amenities.

Internally, the apartment features a superb open-plan living and dining area, complemented by a contemporary luxury kitchen. There are two generously sized double bedrooms, with the main bedroom also enjoying the convenience of an en-suite shower room. A stylish and modern family bathroom completes the accommodation.

Key Features

Fourth-floor apartment with lift access

Prestigious and secure development with key fob entry

Underground allocated parking space

Two generous double bedrooms

Main bedroom with en-suite shower room

Fitted wardrobes to both bedrooms

Luxury open-plan kitchen/living space

Contemporary family bathroom

Double glazing

Electric central heating

Wood flooring

Long lease with approximately 113 years remaining

Transport Links – Sutton Station

Rail Services:

Southern services to London Victoria and London Bridge, approximately 32 minutes

Epsom, approximately 10 minutes

Horsham, approximately 47 minutes

Thameslink services to St Albans via Central London, approximately 44 minutes

Bus Routes:

80 – Belmont via Sutton to Morden Underground

164 – Sutton to Wimbledon

280 – St George's Hospital, Tooting to Belmont via Sutton

N44 – Trafalgar Square to Sutton

S1 – Banstead to Mitcham via St Helier Hospital

S3 – Belmont to New Malden via Sutton

This superbly presented apartment combines modern and stylish living, secure underground parking and an excellent central location. An ideal purchase for first-time buyers, commuters or investors looking for a property within easy reach of Sutton's extensive amenities and excellent transport links.

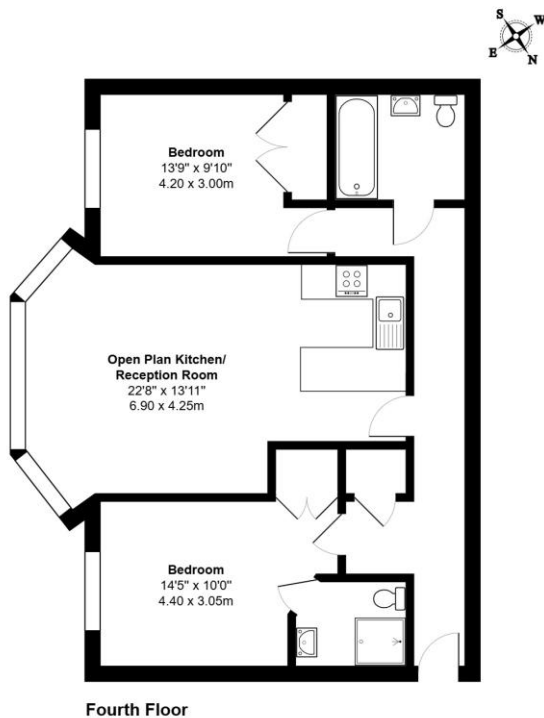
Viewing

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

Telephone: 020 8642 1234.







Leben Court, 36 Sutton Court Road, Sutton, SM1
Approx. Gross Internal Area 833sq ft / 77.3sq 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.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 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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