



A no onward chain 2 double bedroom refurbished flat with long lease

Benhill Wood Road, Sutton, SM1 3SL, £279,950 Leasehold (136 years remaining)

BURN – AND – WARNE

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***TWO DOUBLE BEDROOM *RECENTLY
REFURBISHED *136 YEAR LEASE *ELECTRIC
HEATING *FIRST FLOOR *NO ONWARD CHAIN**

A RECENTLY REFURBISHED TWO DOUBLE 1ST FLOOR APARTMENT with a long lease of 136 years. The property is well situated to Sutton local amenities, transport links, including Sutton Common rail station (Thames Link) and local bus routes to Morden Tube Station. The property was well situated to local outstanding schools, including Sutton Grammar, Greenshaw and All Saints Primary

The accommodation includes an impressive 16'5 x 11'6 living room, an 11'6 x 5'5 white gloss modern-fitted kitchen, a 12'10 x 9'2 bedroom, a 12'10 x 7'3 bedroom 2 and a fully tiled bathroom with a three-piece white suite.

In addition to the above, the property has electric heating, double glazing, allocated parking and being offered WITH NO ONWARD CHAIN.

Key Features:

- * Recently Refurbished
- * Two Double Bedrooms
- * 1st Floor
- * 136 Year Lease
- * No onward chain
- * Close to local amenities
- * Allocated Parking

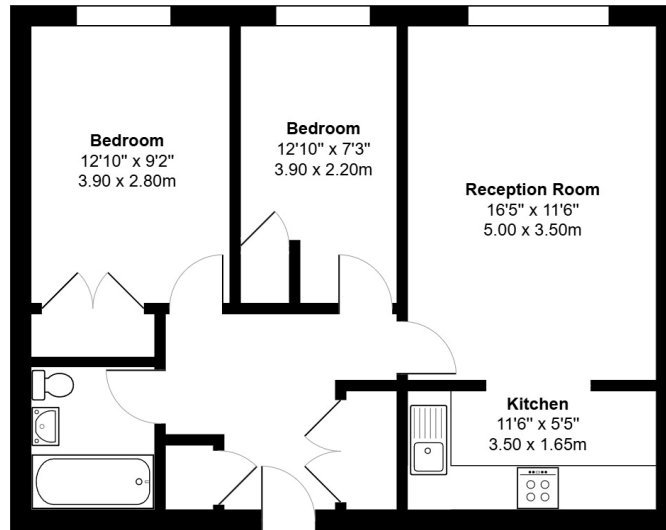
The property is a great opportunity for a First Time Buyer to get on the property ladder or an investor looking to rent out the property at a possible rental income of £1700.00pcm-£1800.00pcm.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







First Floor

Benhill Wood Road, Sutton, SM1
Approx. Gross Internal Area 647sq ft / 60.1sq 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		81 B
69-80	C		
55-68	D	63 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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