

South Sutton Two Bedroom Apartment with balcony, share of freehold

Mulgrave Road, Sutton, SM2 6JP, £300,000 Leasehold (975 years remaining)

BURN – AND – WARNE

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About this property

SOUTH SUTTON'S MOST SOUGHT-AFTER LOCATION | TWO DOUBLE BEDROOMS | SHARE OF FREEHOLD | SOUTH-FACING BALCONY |FIRST FLOOR

Positioned in a highly desirable South Sutton setting, this beautifully presented first-floor apartment offers generous, well-balanced accommodation just moments from Sutton town centre and Cheam Village.

The property features a fitted kitchen and an impressive 22'0 x 13'11 living/dining room, with natural light and opening onto a private south-facing balcony. There are two spacious double bedrooms and a modern shower room, and a separate WC. The layout is perfectly suited to first-time buyers, downsizers, or investors.

This attractive and well-maintained block (roofs replaced in 2022) benefits from a share of freehold, providing long-term security and added appeal. Further advantages include a garage en-bloc to the rear, accessed via secure gates and offered with no onward chain.

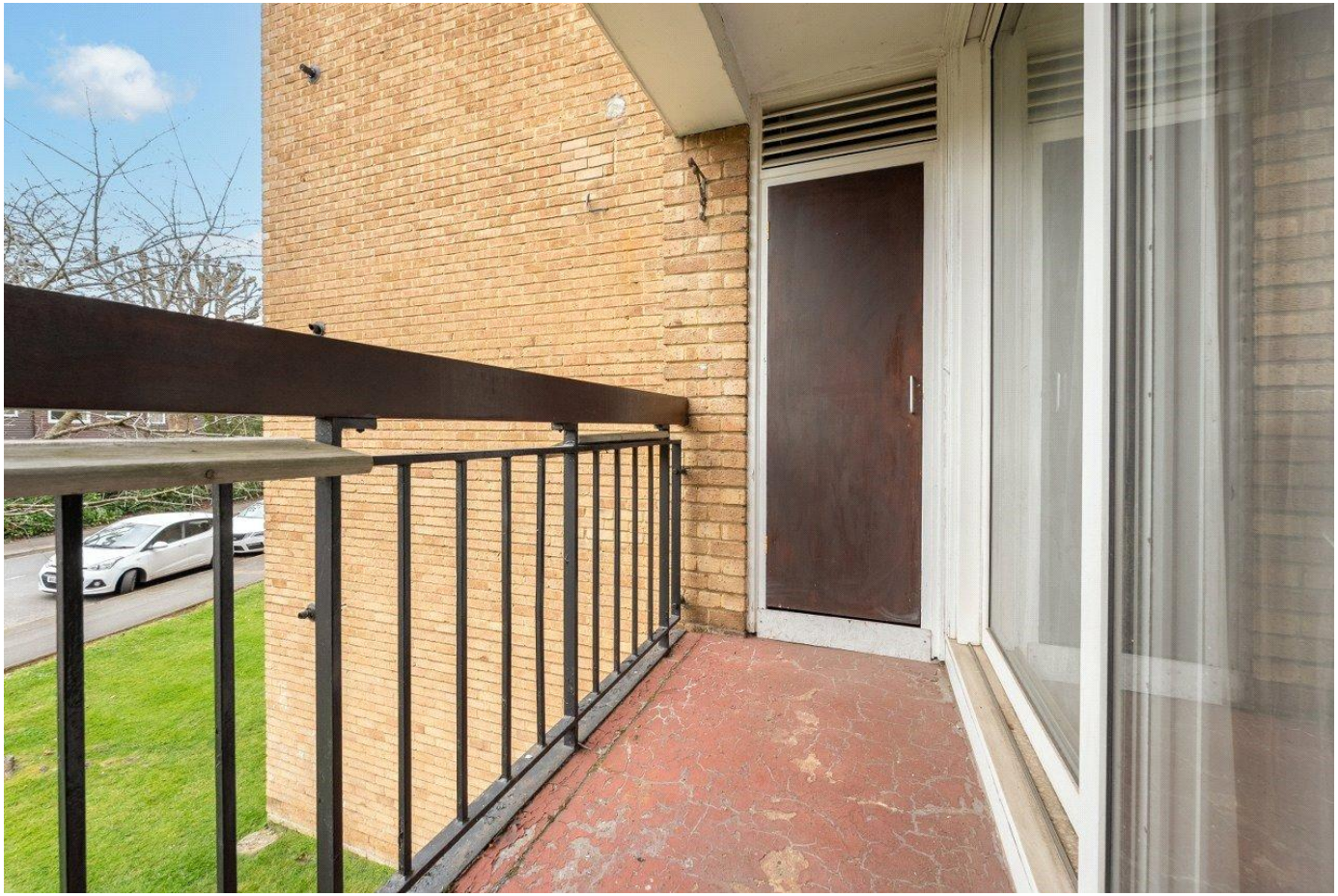
Both Sutton town centre and Cheam Village are within easy reach, offering a wide range of shops, cafés, restaurants, gyms, and everyday amenities. Excellent mainline rail services into London Victoria, London Bridge & Thameslink.

A superb opportunity to acquire a spacious apartment in one of South Sutton's premier residential locations.

Viewing

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

Telephone: 020 8642 1234.









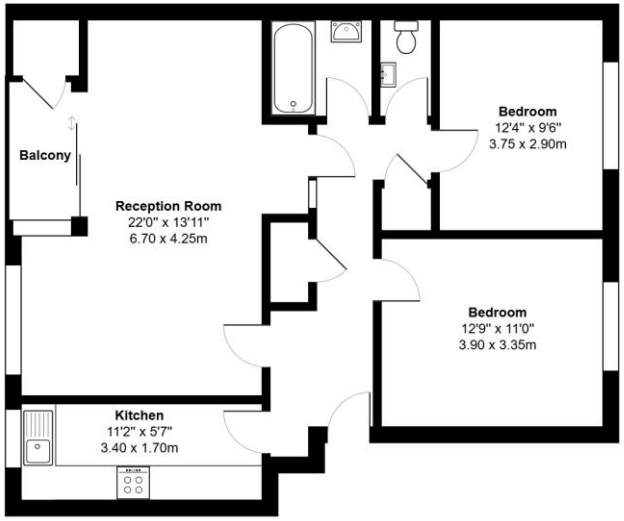








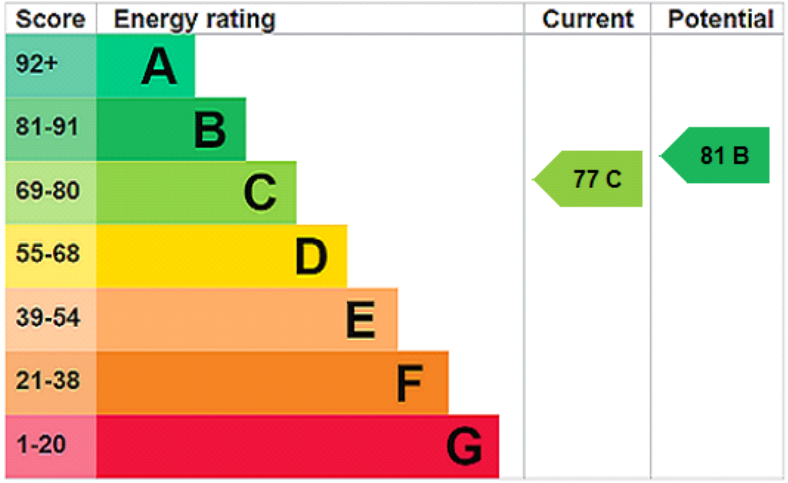




First Floor

Edenhurst Place, Mulgrave Road, SM2
Approx. Gross Internal Area 839sq ft / 77.9sq 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



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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