

SUPERB ONE-BEDROOM TOP-FLOOR FLAT • WELL PRESENTED THROUGHOUT • SHARE OF FREEHOLD •

Brunswick Road, Sutton, SM1 4EH, £225,000 Share of Freehold

BURN – AND – WARNE

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About this property

SUPERB ONE-BEDROOM TOP-FLOOR FLAT • WELL PRESENTED THROUGHOUT • SHARE OF FREEHOLD • BRIGHT OPEN-PLAN LIVING • MODERN FITTED KITCHEN • DOUBLE BEDROOM • SHOWER ROOM • REAR OFF-STREET PARKING • CENTRAL SUTTON LOCATION • EXCELLENT TRANSPORT LINKS

This superb one-bedroom top-floor flat is an ideal first-time purchase or investment opportunity, offering bright and well-presented accommodation in a highly convenient central Sutton location.

The property features a spacious open-plan living and dining area with a modern fitted kitchen, creating a sociable and contemporary space for both relaxing and entertaining. There is also a generous double bedroom and a modern shower room.

A further benefit is the rear off-street parking, a particularly valuable feature for a property in such a central location. The flat is also offered with a share of the freehold.

Brunswick Road is ideally situated within easy reach of Sutton High Street, where you will find an excellent selection of shops, cafés, restaurants, bars and everyday amenities. The location is also extremely well placed for commuters, with three main line railway stations within approximately one mile, together with a variety of local bus services close by.

NEAREST STATIONS

Sutton Common Station – approximately 0.5 miles
West Sutton Station – approximately 0.5 miles
Sutton (Surrey) Station – approximately 0.7 miles

EPC Rating E

Viewing

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

Telephone: 020 8642 1234.









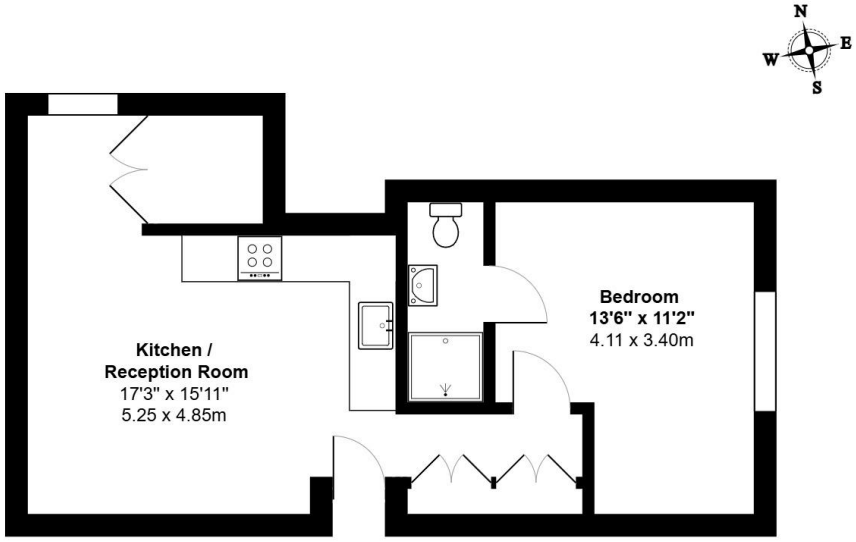








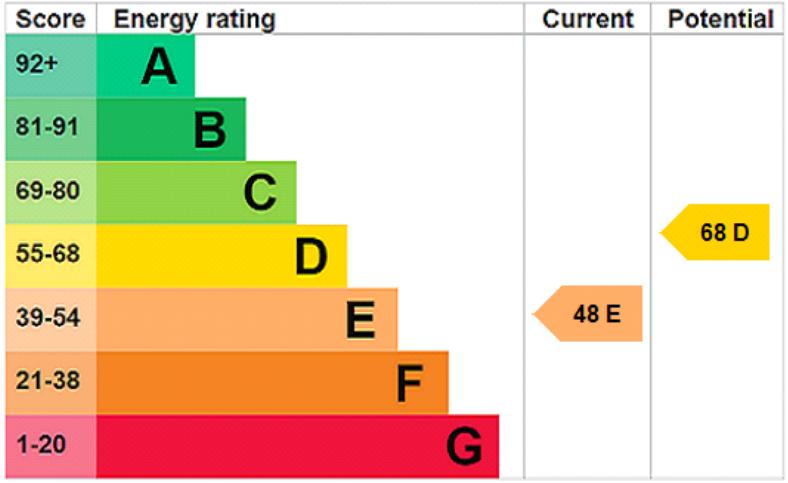




Second Floor

Brunswick Road, Sutton, SM1
Approx. Gross Internal Area 446sq ft / 41.4sq meters

Whilist 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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