



A spacious one bedroom ground floor flat in Mulgrave Road

Mulgrave Road, Sutton, Surrey, SM2 6LY, Guide Price £240,000 To £250,000 Leasehold (169 years remaining)

BURN – AND – WARNE

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About this property

GUIDE PRICE £240,000 To £250,000

LARGE ONE BEDROOM GROUND FLOOR FLAT
PRESTIGIOUS MULGRAVE ROAD DEVELOPMENT*
BEAUTIFULLY PRESENTED * FITTED KITCHEN *
GARAGE | LONG LEASE 170years*

A particularly spacious and beautifully presented one-bedroom ground floor apartment, set within this highly regarded development on the prestigious Mulgrave Road in South Sutton.

Offering considerably more space than many comparable one-bedroom apartments, this impressive home features a large 18'4" x 11'9" living room, a generous 15'5" x 9'6" double bedroom, modern fitted kitchen and a stylish bathroom with a contemporary white suite installed in 2023. The property is offered in excellent condition throughout and benefits from a private garage, visitor parking, attractive and well-maintained communal grounds and, importantly, a long lease of approximately 170 years.

The location is a major attraction, with Sutton town centre and the popular Cheam Village both easily accessible, offering a superb choice of shops, cafés, restaurants, bars and everyday amenities.

For commuters, Sutton mainline station is approximately 0.5 miles away, with Cheam station approximately 0.7 miles away, providing regular services towards London and surrounding areas. There is also excellent local bus services close by.

NEAREST STATIONS:

Sutton (Surrey) – 0.5 miles

Cheam – 0.7 miles

LOCAL BUS ROUTES:

S2 Hopper – St Helier to Epsom

213 – Sutton Garage to Kingston

SL7 – West Croydon to Heathrow

151 – Worcester Park to Wallington

EPC: C

A superb opportunity for a first-time buyer, downsizer or investor looking for a spacious apartment in an excellent South Sutton location

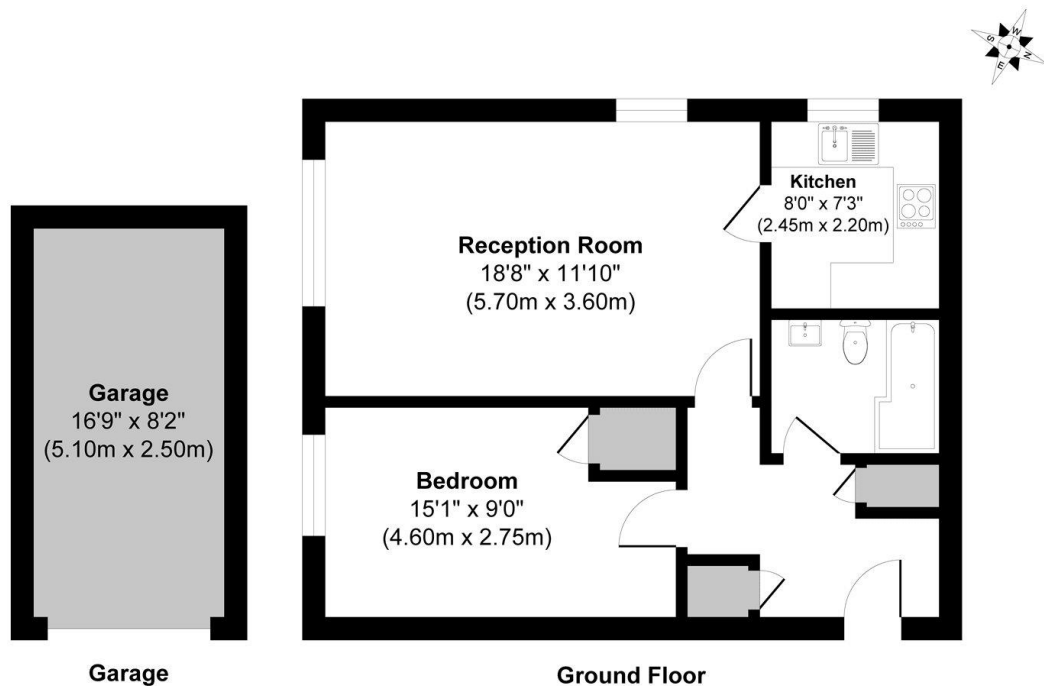
Viewing

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

Telephone: 020 8642 1234.







Juniper Court, 71 Mulgrave Road, Sutton SM2
 Approx. Gross Internal Area 563 sq. ft / 52.32 sq. 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 show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 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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