

VENDOR SUITED * FIRST FLOOR * BEAUTIFULLY PRESENTED *

St. James Road, Sutton, SM1 2BA, £240,000 Leasehold (942 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

VENDOR SUITED * FIRST FLOOR * BEAUTIFULLY PRESENTED * EXCELLENT TRANSPORT LINKS* IDEAL FIRST-TIME BUY OR INVESTMENT. LEASE 942 YEAR

Situated in a convenient and sought-after location, within easy walking distance of Sutton Mainline Station and Sutton town centre, is this beautifully presented one-bedroom first-floor purpose-built apartment.

The property is ideally positioned for commuters and offers excellent access to a wide range of local amenities, including shops, restaurants, cafés and excellent transport links.

The well-presented accommodation comprises an entrance hall, spacious living/dining room, fitted kitchen, double bedroom and bathroom. other benfits include a two and half Year old boiler. Plus a 942 years left on the lease

With the vendor suited, this property is well worth viewing and would make an ideal first-time purchase or investment opportunity.

NEAREST STATIONS

Sutton (Surrey) Station – 0.4 miles

West Sutton Station – 0.5 miles

Cheam Station – 0.7 miles

LOCAL BUS ROUTES

213 – Sutton to Kingston

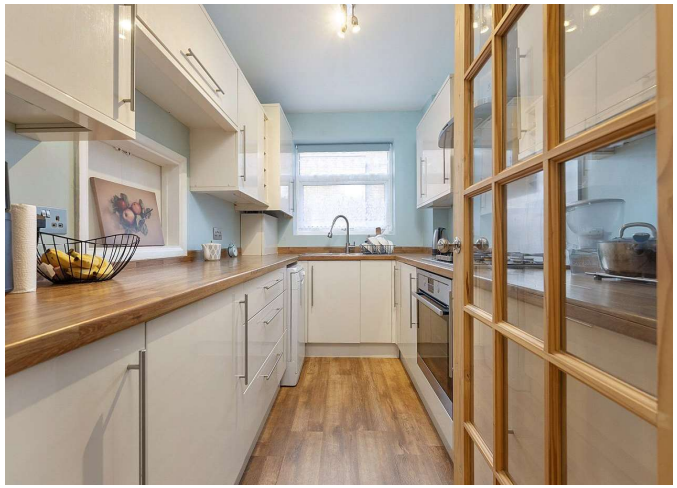
SL7 – West Croydon to Heathrow

151 – Wallington to Worcester Park

Viewing

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









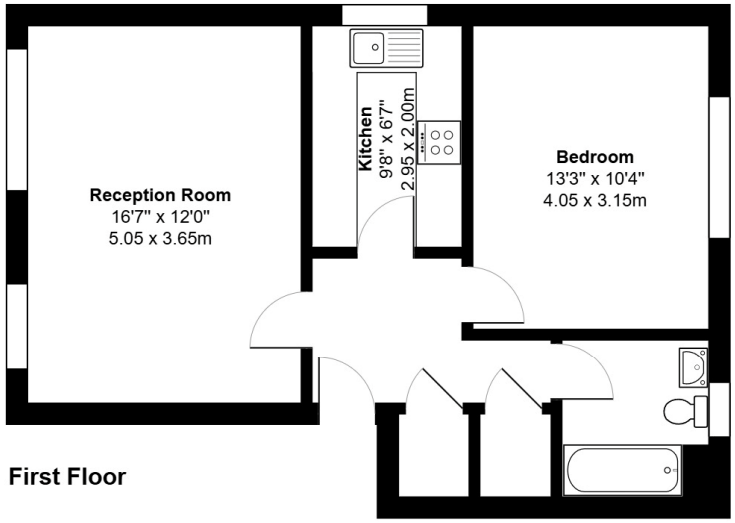








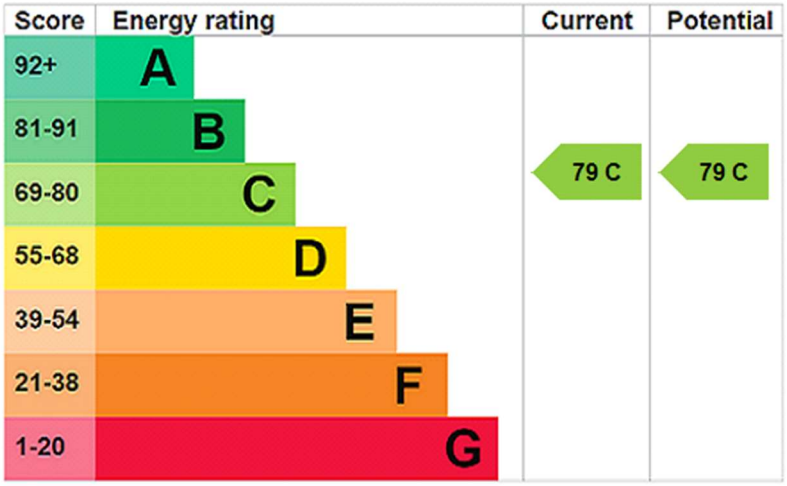




First Floor

St. James Road, Sutton, SM1
Approx. Gross Internal Area 552sq ft / 51,2sq 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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