



A fantastic one bedroom ground floor flat with private patio garden

Devonshire Road, Sutton, SM2 5HH, £235,000 Leasehold (125 years remaining)

BURN – AND – WARNE

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MODERN GROUND FLOOR APARTMENT | PRIVATE
PATIO GARDEN | ALLOCATED PARKING | 125-YEAR
LEASE

The Property-Located in the heart of South Sutton within this modern development, we are delighted to offer for sale this rarely available one-bedroom ground floor apartment, benefiting from its own private patio garden and an allocated parking space.

The property is offered with a 125-year lease upon completion and is presented in excellent condition throughout.

The accommodation comprises a spacious 14'9" x 11'0" reception room, featuring French doors opening directly onto the private patio garden. The adjoining 12'5" x 5'9" open-plan kitchen is fitted with a modern range of wall and base units.

The generous 13'5" x 13'1" bedroom provides ample space for a double bed and additional furniture, while the property also benefits from a separate, contemporary family bathroom.

Key Features

Modern one-bedroom ground floor apartment

Own private patio garden

Spacious reception room with French doors to garden

Modern open-plan kitchen

Contemporary bathroom

Gas central heating

Double glazing

Allocated parking space

125-year lease upon completion

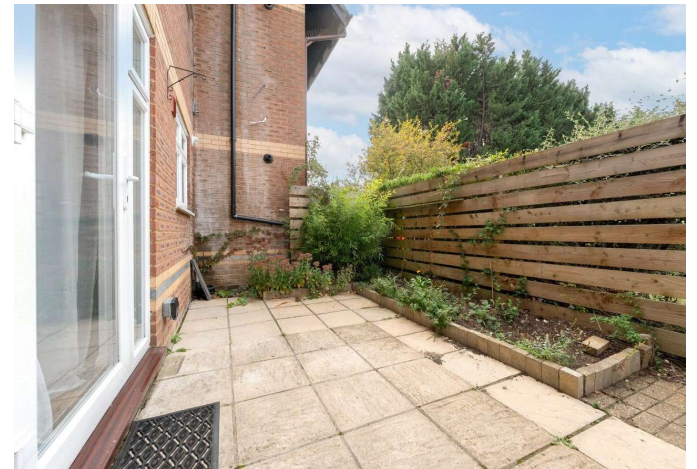
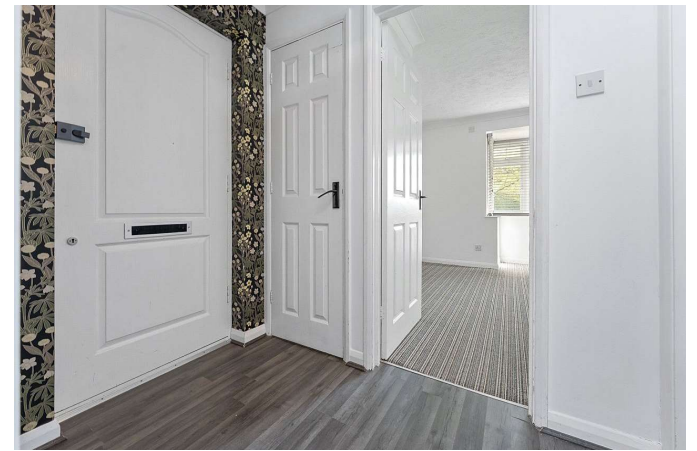
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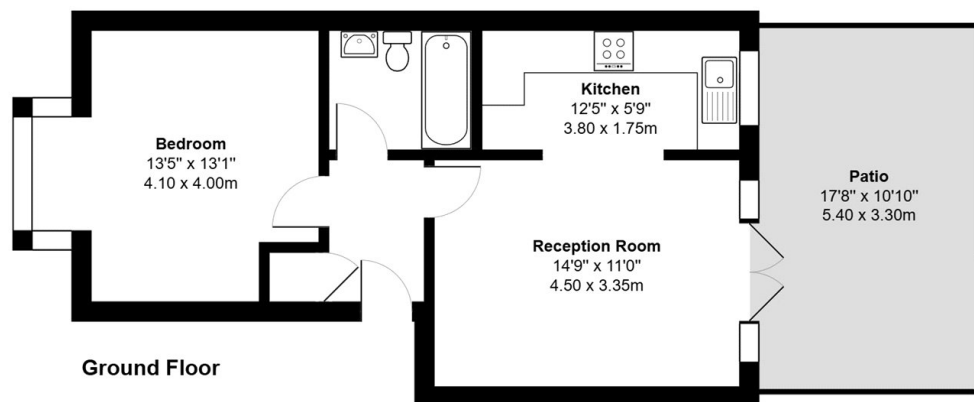
Superb presentation throughout

Summary-Modern apartments with their own private gardens are exceptionally rare in South Sutton, making this an appealing opportunity for first-time buyers, downsizers or investors.

This smart and well-presented apartment offers the perfect combination of modern living, private outdoor space and allocated parking, with the garden providing an ideal setting for entertaining.







Devonshire Road, Sutton, SM2
Approx. Gross Internal Area 489sq ft / 45.4 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 shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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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