

GUIDE PRICE £250,000 TO £260,000 NO ONWARD CHAIN * GROUND FLOOR APARTMENT *

Carshalton Road, Sutton, Surrey, SM1 4SD, Guide Price £250,000 to £260,000 Share of Freehold

BURN – AND – WARNE

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About this property

GUIDE PRICE £250,000 TO £260,000NO ONWARD CHAIN * GROUND FLOOR APARTMENT * TWO GENEROUSLY SIZED BEDROOMS * SHARE OF FREEHOLD * ALLOCATED PARKING * SOUGHT-AFTER WEIHURST COURT DEVELOPMENT * EXCELLENT TRANSPORT LINKS * CLOSE TO SUTTON & CARSHALTON * HIGHLY REGARDED SCHOOLS NEARBY

An excellent opportunity to acquire this spacious two-bedroom ground floor apartment, conveniently situated within the popular and well-maintained Weihurst Court development. offered to the market with no onward chain and benefiting from a share of the freehold, the property offers well-proportioned accommodation, two particularly good-sized bedrooms and the added advantage of allocated parking to the rear.

The location is a real highlight, positioned within easy reach of Sutton, Carshalton Village and Carshalton Beeches, making it an ideal choice for commuters and those looking to enjoy the convenience of nearby town centres. Three railway stations are all within approximately 0.7 miles, providing excellent connections to London and surrounding areas. There are also regular local bus services, including the 154 and SL7, offering further transport links towards West Croydon, Morden and beyond.

The property is also ideally placed for a number of well-regarded local schools, including St Philomena's Catholic High School for Girls, St Mary's and Carshalton High School for Girls. Both Sutton and Carshalton High Streets are easily accessible, offering a variety of shops, restaurants, cafés and everyday amenities.

With its generous bedroom accommodation, convenient ground floor position, allocated parking and attractive share of freehold, this property would appeal to first-time buyers, those looking to downsize or investors alike.

NEAREST TRAIN STATIONS

Carshalton Beeches – approximately 0.4 miles
Carshalton – approximately 0.5 miles
Sutton (Surrey) – approximately 0.7 miles

LOCAL BUS SERVICES
154 – West Croydon to Morden
SL7 – Heathrow Airport to West Croydon

NEAREST SCHOOLS

St Philomena's Catholic High School for Girls – approximately 0.3 miles
St Mary's RC Junior School – approximately 0.4 miles
Carshalton High School for Girls – approximately 0.5 miles
St Mary's RC Infants School – approximately 0.5 miles
EPC Rating: D

Viewing

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

Telephone: 020 8642 1234.









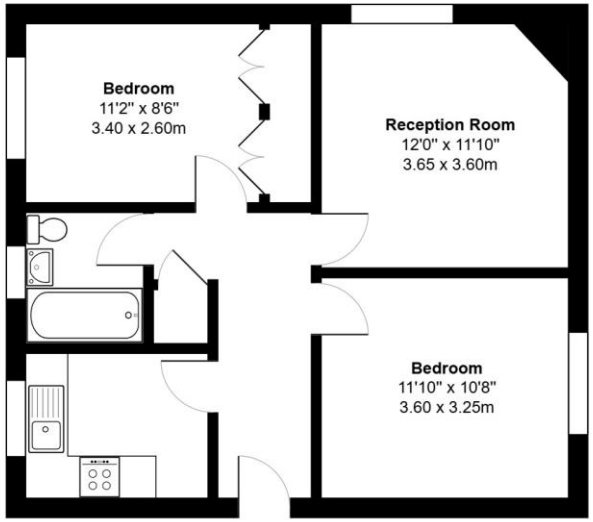








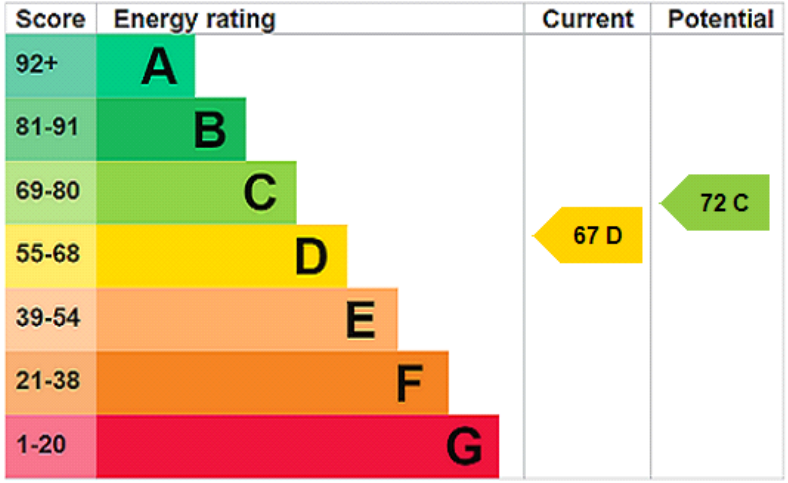




Ground Floor

Carshalton Rd, Sutton SM1
Approx. Gross Internal Area 590sq ft / 54.8sq 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.
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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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