

NO ONWARD CHAIN * OVER 889 SQ FT * TWO DOUBLE BEDROOMS * SHARE OF FREEHOLD *

Manor Park Road, Sutton, SM1 4AH, £325,000 Share of Freehold

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

About this property

NO ONWARD CHAIN * OVER 889 SQ FT * TWO DOUBLE BEDROOMS * SHARE OF FREEHOLD * PRIVATE BALCONY OVERLOOKING MANOR PARK * GARAGE * LIFT SERVICE * SOUGHT-AFTER DEVELOPMENT * EXCELLENT LOCATION FOR SUTTON TOWN CENTRE & TRANSPORT LINKS

An excellent opportunity to acquire this particularly spacious two-bedroom apartment, extending to over 889 sq ft (approximately 83 sq m), occupying a desirable position within this highly regarded development, enjoying attractive views over the beautiful Manor Park.

The property is offered to the market with no onward chain and benefits from a share of the freehold, a private balcony, garage and the added convenience of a lift service.

Ideally positioned within easy reach of Sutton town centre and Sutton railway station, residents can enjoy a wide variety of shops, restaurants, cafés and everyday amenities, together with excellent transport connections.

The well-proportioned accommodation comprises a welcoming entrance hall, an impressive 20'2 x 15' living room with direct access onto the private balcony, enjoying a lovely outlook across Manor Park, and a fitted kitchen measuring 11'10 x 9'. There are also two generous double bedrooms, both measuring approximately 14'2 x 9'7, a bathroom and a separate cloakroom.

With its generous room sizes, attractive park views and convenient location, this apartment would make an ideal purchase for a couple, family or anyone seeking spacious accommodation within easy reach of Sutton town centre.

The property is also particularly well placed for a selection of excellent local schools, including Manor Park Primary Academy and Sutton Grammar School, both approximately 0.1 miles away.

TRANSPORT LINKS

Sutton Railway Station – approximately 0.3 miles
West Sutton Station – approximately 0.7 miles
Sutton Common Station – approximately 0.9 miles
There are also several local bus routes within easy reach, including:
SL7 – West Croydon to Heathrow
80 – High View to Morden Underground Station
213 – Sutton to Kingston

Sutton railway station is conveniently located nearby, offering connections towards Central London and the City.

NEAREST SCHOOLS

Manor Park Primary Academy – approximately 0.1 miles
Sutton Grammar School – approximately 0.1 miles
Grove Road School – approximately 0.3 miles
Robin Hood Junior School – approximately 0.3 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.









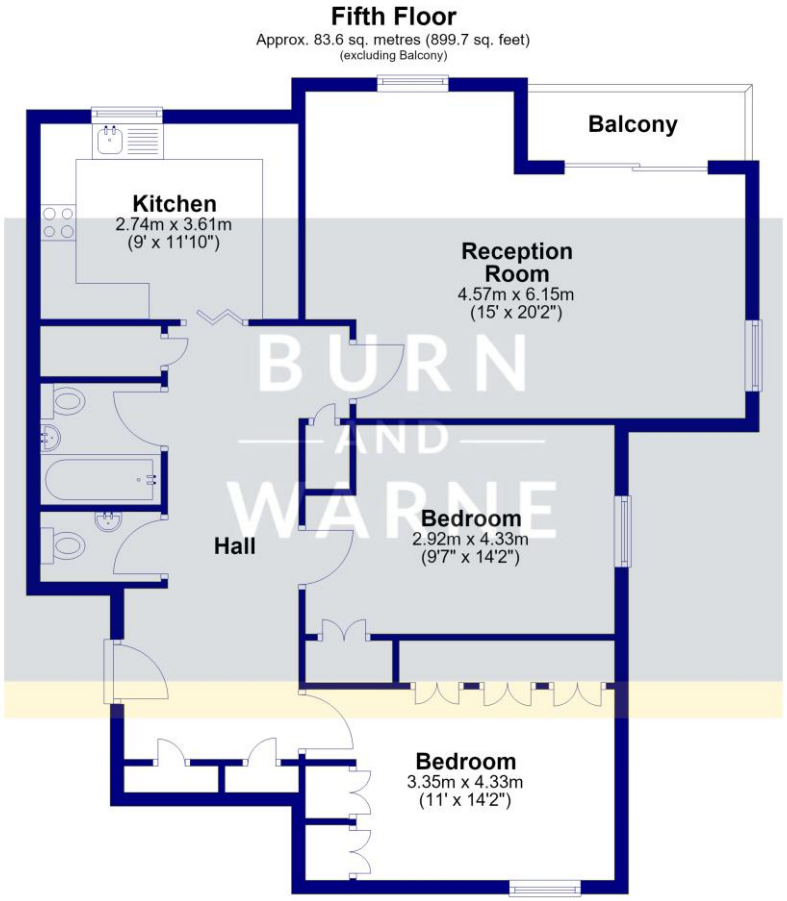




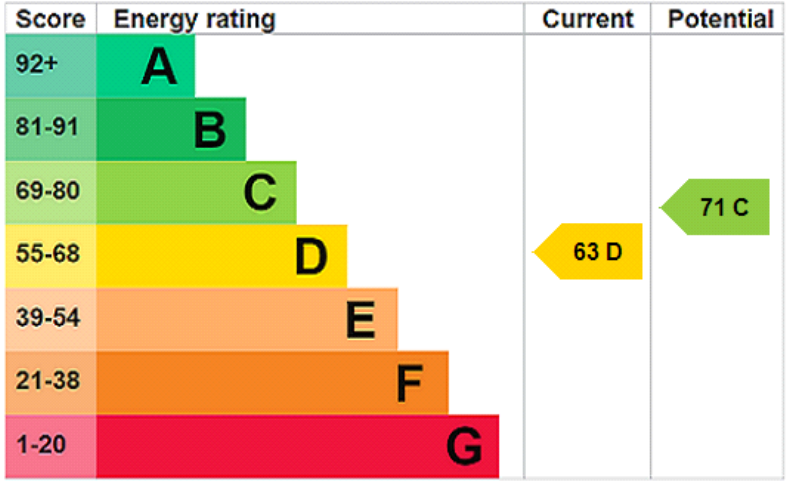








Total area: approx. 83.6 sq. metres (899.7 sq. feet)



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.

recycle

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