

A large three double bedroom split level duplex apartment on the ground and first floors, with direct access to the gardens and offering around a 1,000 square foot of accommodation, in an ideal location for Sutton rail station - offered with no onward chain.

The ground floor accommodation includes a 19'5 x 13'0 living room with doors to the communal gardens, a 13'5 x 5'8 modern kitchen and a downstairs cloakroom. Upstairs are three double bedrooms and a fully tiled modern family bathroom. Additional benefits include gas central heating, double glazing, garage and residents parking.



**Train Stations**

Sutton 0.1 miles

**Nearest Schools**

Devonshire Junior 0.2 miles  
Manor Park Primary 0.2 miles

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**Viewing arrangements**

If you would like to make an offer or to arrange a viewing call the sales team on **0208 642 1234**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

**£349,950**

**burn&warne**

[www.burnandwarne.co.uk](http://www.burnandwarne.co.uk)

**Heathfield Court, Sutton, SM2 5EQ**



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# Accommodation

- Entrance Hall
- Downstairs Cloakroom
- Living Room 19'5 x 13'0 (5.92m x 3.96m)
- Kitchen 13'5 x (4.09m x)
- First Floor Landing
- Bedroom 1 16'7 x 9'4 (5.05m x 2.84m)
- Bedroom 2 13'0 x 8'4 (3.96m x 2.54m)
- Bedroom 3 10'9 x 9'8 (3.28m x 2.95m)

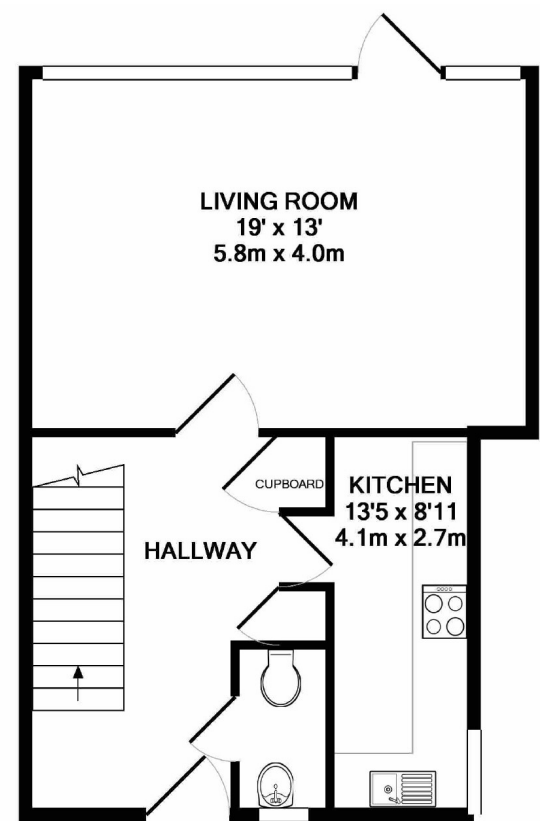
- Family Bathroom 9'0 x 6'3 (2.74m x 1.91m)
- Communal Gardens
- Garage



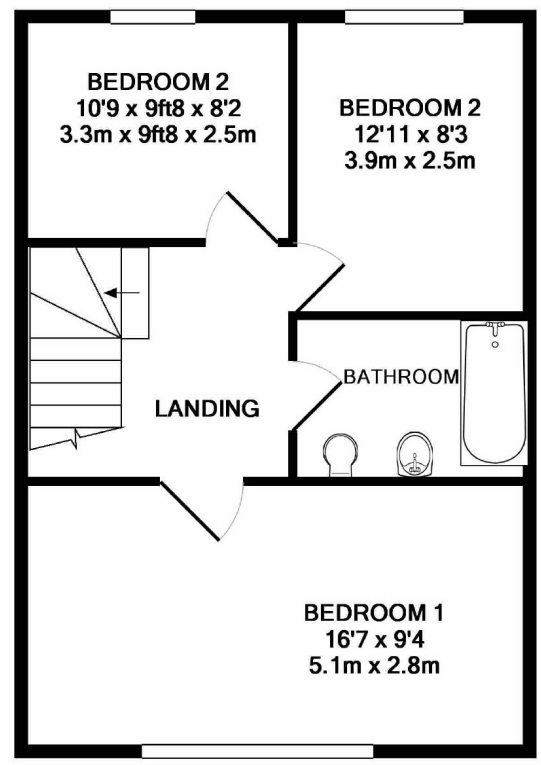
**Heathfield Court, Sutton, SM2 5EQ** **£349,950**



- Split Level Apartment
- Three Double Bedrooms
- Ground & First Floors
- 19'5 x 13'0 Living Room
- Modern Kitchen & Bathroom
- Downstairs Cloakroom



GROUND FLOOR



1ST FLOOR