

A second floor lift serviced 'two bedroom/two bathroom' apartment with 960 year lease, balcony and undercover parking, in a secure, well maintained and sought after private development,

Offered chain free , the accommodation includes a 21'5 x 13'9 living/dining room with 'walk out' balcony, a 12'5 x 7'2 kitchen, a 15'6 x 9'1 master bedroom with en-suite shower room, 12'0 x 7'10 second bedroom and a family bathroom.

There is double glazing and gas central heating, undercover parking space and a private balcony, well kept communal areas



Train Stations

Sutton 0.5
Belmont 0.5 miles

Nearest Schools

Overton Grange 0.2 miles
The Harris Academy 0.1 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**

T: 0208 642 1234
E: sales@burnandwarne.co.uk
Bank House, 3 Sutton Court Road, Sutton, Surrey,
SM1 4SY

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www.burnandwarne.co.uk

£350,000

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Brighton Road, Sutton, SM2 5SL



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Accommodation

Entrance Hall

Living/Dining Room 21'5 x 13'9 (6.53m x 4.19m)

Balcony

Kitchen 12'0 x 7'2 (3.66m x 2.18m)

Bedroom 1 15'6 x 9'1 (4.72m x 2.77m)

Ensuite Shower Room

Bedroom 2 12'0 x 7'10 (3.66m x 2.39m)

Family Bathroom

Communal Gardens

Undercover Parking Space



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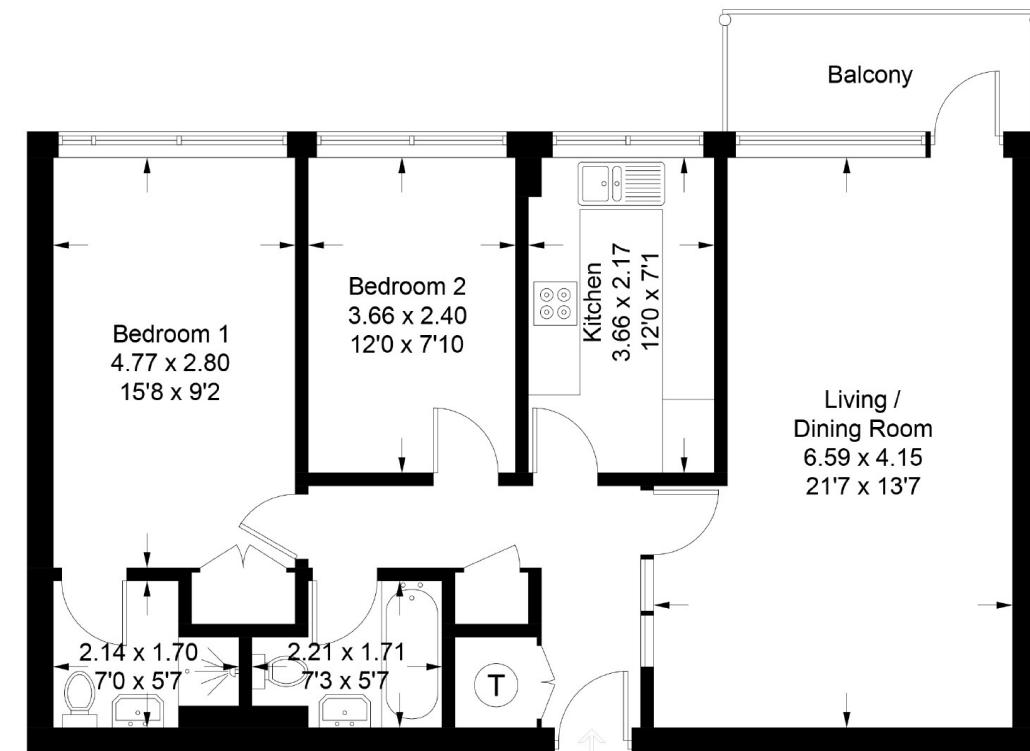


- **Lift Serviced Apartment**
- **Two Double Bedrooms**
- **Master Bedroom with Ensuite**
- **Living Room with Balcony**
- **Gas Central Heating**
- **Double Glazing**
- **999 Year Lease**
- **Undercover Parking Space**
- **Chain Free**



Patcham Court

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID814288)