



**OVERTON ROAD, SUTTON, SM2**

**£350,000 SHARE OF FREEHOLD**

**A SPACIOUS GROUND FLOOR APARTMENT FEATURING A GARAGE EN BLOC AND RESIDENTS PARKING SET CLOSE TO SEVERAL TRANSPORT LINKS**

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## AT A GLANCE

- No Onward Chain
- Over 900 Year Lease
- Share of Freehold
- Ground Floor
- 2 Double Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Modern Bathroom
- Residents Parking
- Garage En-Bloc
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

An incredibly spacious ground floor apartment featuring two double bedrooms, resident's parking and a garage en bloc set within walking distance of Overton Park and within easy reach of Cheam Village and Sutton town centre.

Commuters will have the choice of Cheam train station and Sutton train station, both of which provide fast and frequent services into Central London plus a variety of bus routes to surrounding areas. The nearby Cheam Village offers an array of restaurants, cafés and pubs and convenient amenities whilst Sutton town centre offers a more extensive range of retail shopping and supermarkets.

The accommodation consists of a useful entrance porch with large storage cupboard, an extremely spacious living room and dining room, which could be used as two reception areas if required, a modern fitted kitchen, two double bedrooms, both featuring fitted wardrobes and the family bathroom.

Externally, the shared gardens are well maintained and include a lawn area and attractive planting. The property has the benefit of being share of freehold and includes a garage en bloc and resident's parking plus visitor's parking on request.

Lease and related information:

The vendor has provided the following information:

Being share of freehold, there is no ground rent payable.

The lease has over 900 years remaining.

The service and maintenance charges are £433 approx. per quarter which include buildings insurance and reserve fund.



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## ACCOMMODATION

### Entrance Hall

Living Room - 15'3" x 10'1" max (4.65m x 3.07m max)

Dining Room - 11'10" x 8'1" max (3.6m x 2.46m max)

Kitchen - 8'8" x 7'2" max (2.64m x 2.18m max)

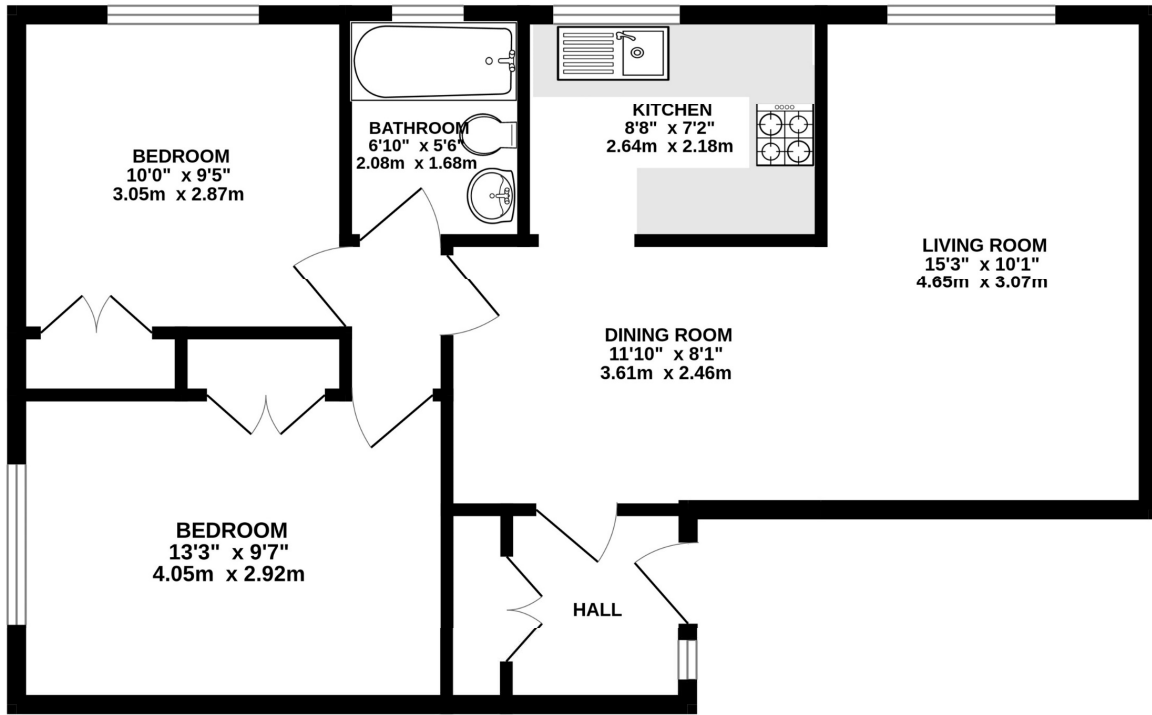
Bedroom - 13'3" x 9'7" max (4.04m x 2.92m max)

Bedroom - 10' x 9'5" max (3.05m x 2.87m max)

Bathroom - 6'10" x 5'6" max (2.08m x 1.68m max)

### Garage

### Resident's Parking



**Overton Road, Sutton SM2 6QZ**  
 INTERNAL FLOOR AREA (APPROX.) 667 sq ft/ 62.0 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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