



WORCESTER ROAD, SUTTON, SM2
£285,000 SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED APARTMENT FEATURING
ALLOCATED RESIDENT'S PARKING AND LOFT SPACE
SITUATED CLOSE TO CHEAM VILLAGE AND BOTH SUTTON
AND CHEAM TRAIN STATIONS**

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AT A GLANCE

- Second Floor Flat
- 1 Bedroom
- Spacious Reception Room
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Access to Boarded Loft
- Off Street Parking
- Secure Entry System
- Long Lease
- Share of Freehold
- Council Tax Band C
- EPC Rating C

DESCRIPTION

This incredibly spacious one bedroom apartment features allocated resident's parking and private loft space and is ideally located within easy reach of Cheam Village and Sutton town centre, both offering an array of shops, bars, restaurants and amenities.

Commuters and professionals requiring quick and easy access into Central London have the choice of two train stations at Sutton and Cheam, both within walking distance and a variety of bus routes to surrounding areas.

The accommodation consists of a spacious entrance hall with two storage cupboards, a light and airy living/dining room, a modern fitted kitchen with external window, a double bedroom with fitted wardrobes, a luxury bathroom and boarded loft space.

The property also benefits from a secure entry phone system, allocated resident's and allocated visitor's parking and well-maintained communal gardens.

Lease and related information:

The vendor has provided the following information:

- A 999 year lease was granted in April 2008, meaning it has approximately 983 years remaining.
- Being share of freehold, ground rent is not applicable.
- The service and maintenance costs are approximately £1600 per annum

These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Kitchen - 10'9" x 6'7" max (3.28m x 2m max)

Reception Room - 17'2" x 10'4" max (5.23m x 3.15m max)

Bedroom - 12'7" x 9'10" max (3.84m x 3m max)

Bathroom - 7'8" x 6'5" (2.34m x 1.96m)

Two Storage Cupboards

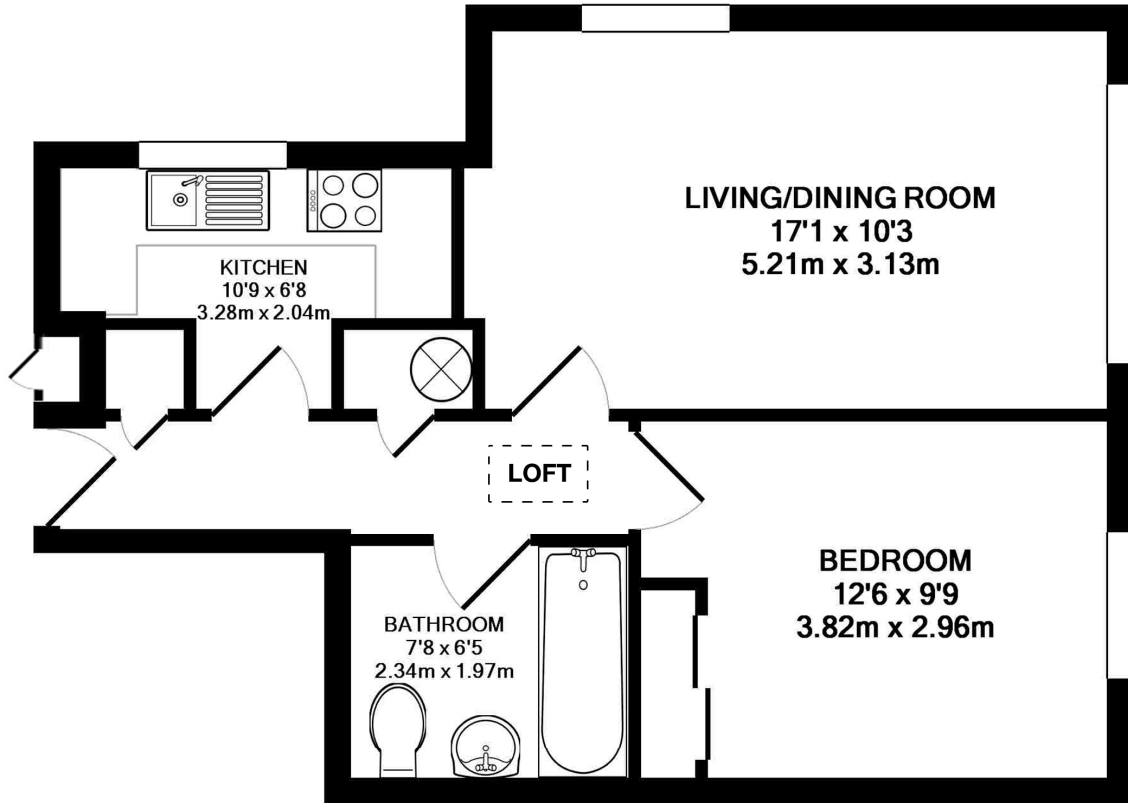
Loft Space

Resident's Parking



Claremont House, Worcester Road, Cheam SM2 6PB

INTERNAL FLOOR AREA (APPROX.) 492 sq ft/ 49.7 sq m



SECOND FLOOR FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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