



**POTTERS COURT, 2A ROSEBERY ROAD, CHEAM, SUTTON, SM1
£365,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM, TWO
BATHROOM, GROUND FLOOR APARTMENT SET WITHIN
THE SOUGHT AFTER LANDSEER CONVERSATION AREA**

Winkworth

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See things differently



AT A GLANCE

- 2 Bedrooms
- Bathroom
- En-Suite Shower Room
- Living/Dining Room
- Kitchen
- Shared Outside Gardens
- Two Storage Cupboards
- Resident's Parking
- Brand New Lease
- Council Tax Band D
- EPC Rating D

DESCRIPTION

*** Brand New Lease ***

This beautifully presented two bedroom, two bathroom, ground floor apartment is located within the highly regarded Landseer Conservation area, just a short distance from historic Cheam Village with its numerous shops, restaurants and amenities, including Cheam mainline rail station.

The property is generously proportioned throughout and features a large open-plan living room/dining room which in turn opens onto a modern fitted kitchen. There are two double bedrooms, with the Principal bedroom offering en-suite shower room and door opening to communal gardens, the family bathroom and two storage cupboards.

Externally, you will find well-kept communal gardens, a secure entry phone system and resident's parking.

No onward chain.

Lease and other related information:

The vendor has provided the following information:

- The lease has recently been extended to 125 years from 6th June 2023.
- The service and maintenance charges are £756 every 6 months.
- The ground rent is peppercorn.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'2" x 15'7" max (4.93m x 4.75m max)

Kitchen - 12'4" x 6'10" max (3.76m x 2.08m max)

Bedroom - 13' x 8'11" max (3.96m x 2.72m max)

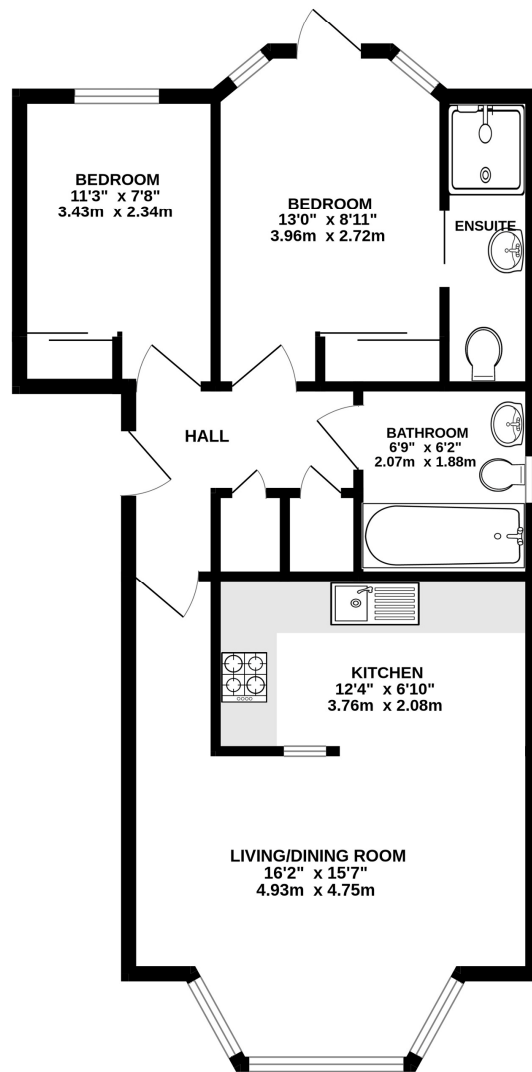
En-Suite Shower Room

Bedroom - 11'3" x 7'8" max (3.43m x 2.34m max)

Bathroom - 6'9" x 6'2" max (2.06m x 1.88m max)



Potters Court, Roseberry Road, Cheam SM1 2BW
 INTERNAL FLOOR AREA (APPROX.) 635sq ft/ 59.0 sq m



GROUND FLOOR FLAT



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. Made with Metropix © 2023.

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		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

