

**WORCESTER ROAD, SUTTON, SM2**  
**£340,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT,  
SET WITHIN A POPULAR SOUTH SUTTON LOCATION**



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## AT A GLANCE

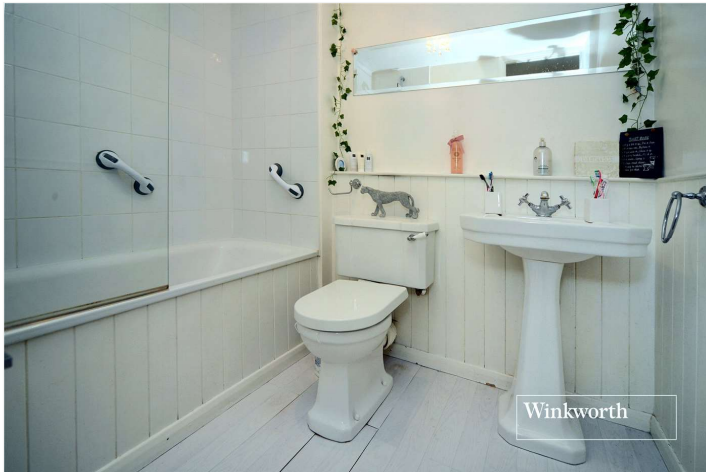
- Being Sold With New Lease
- No Onward Chain
- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bathroom
- Garage
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

This spacious, well presented apartment is set within a popular south Sutton location, within easy reach of Sutton town centre with it's many shops, bars restaurants and transport links, including Sutton mainline rail station. Cheam Village is also within easy reach, as are several well regarded schools, including Devonshire Primary School and Overton Grange secondary school.

Features include a large hallway with lots of storage, a spacious double aspect reception room, fitted kitchen and family bathroom. There is also a garage, enbloc.

The property also offers the benefit of being sold with a new lease. No onward chain.



## ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'6" x 14'6" max (4.42m x 4.42m max)

Bedroom - 14'6" x 9'6" max (4.42m x 2.9m max)

Bedroom - 11'3" x 8' max (3.43m x 2.44m max)

Kitchen - 10'6" x 7'3" max (3.2m x 2.2m max)

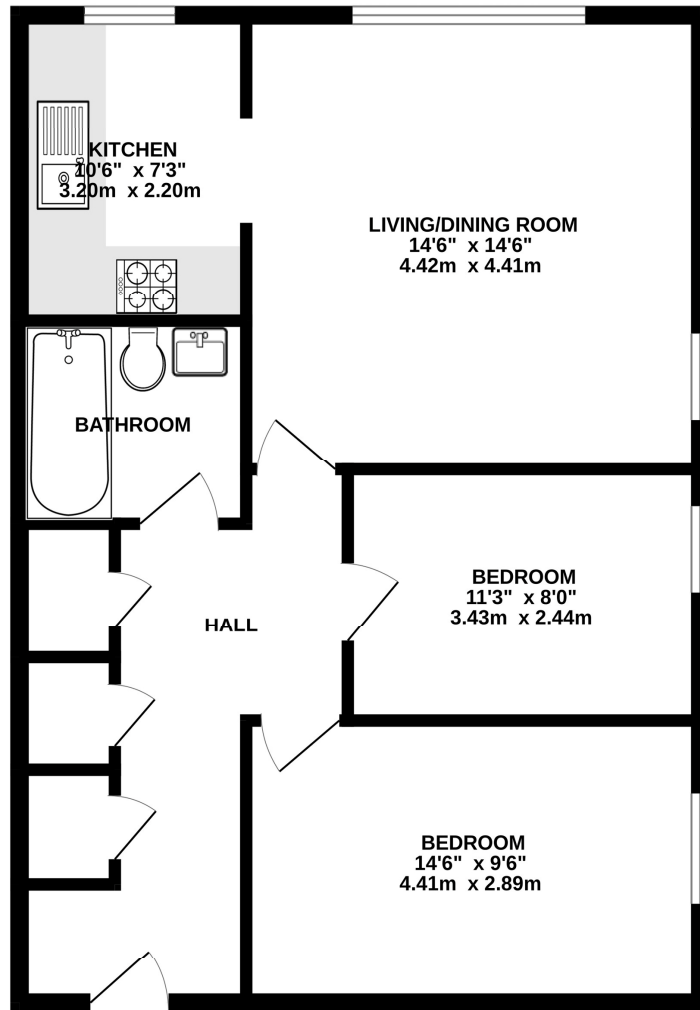
Bathroom

Garage

Being Sold With New Lease



Pamir Court, Worcester Road, Sutton SM2 6PJ  
 INTERNAL FLOOR AREA (APPROX.) 695 sq ft/ 64.5 sq m



SECOND 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 © 2024.

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

