





WORDSWORTH DRIVE, CHEAM, SUTTON, SM3

£85,000 LEASEHOLD

A WELL-PRESENTED ONE BEDROOM RETIREMENT APARTMENT FEATURING RESIDENT'S PARKING LOCATED CLOSE TO SEVERAL BUS ROUTES AND NONSUCH PARK

Winkworth

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AT A GLANCE

- Over 55's Retirement Flat
- Second Floor with Lift
- One Bedroom
- Living/Dining Room
- Kitchen
- Bathroom
- Residents Parking
- Communal Gardens
- Close to Bus Stops
- Loft Space
- 0.2 miles to North Cheam Crossroads

DESCRIPTION

A well-presented, one bedroom, second floor(with lift), retirement apartment(over 55's) situated just moments from local bus routes and Nonsuch Park.

Both Cheam Village and North Cheam are close by and offer a wide range of shops, restaurants and other amenities including a library, a leisure centre with swimming pool, doctors' surgeries and Cheam mainline station providing fast and frequent services into Central London.

The accommodation comprises an entrance hall with two storage cupboards, a spacious living/dining room, a well-fitted kitchen, a good-sized bedroom with built in wardrobes, a bathroom/WC and useful loft space.

The property offers resident's parking, visitors parking, a communal lounge, resident manager, and a security phone system.

No onward chain.

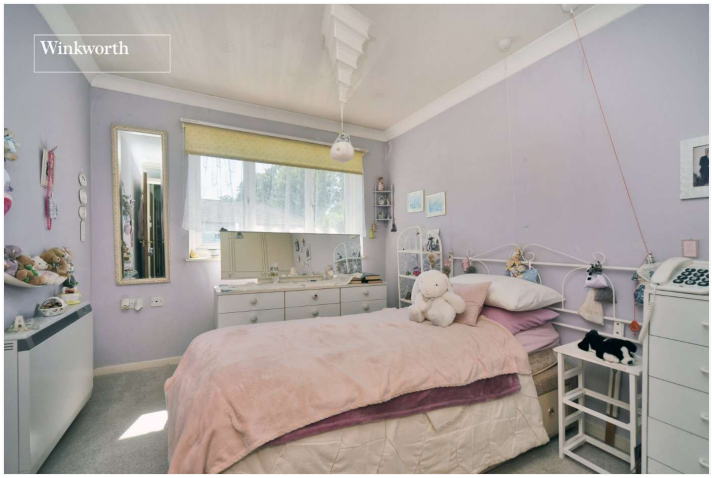
Lease and other related information:

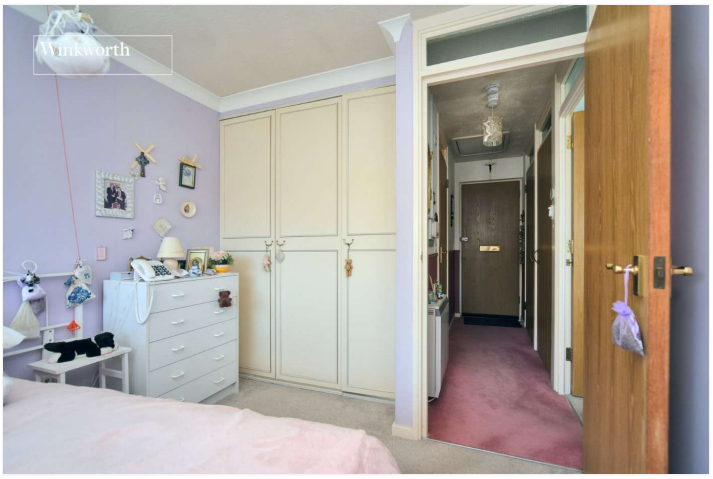
The vendor has provided the following information:

• The service charge is approximately £2292 per annum. The ground rent is peppercorn.

• The lease has approx 60 years remaining.











ACCOMMODATION

Entrance Hall

Living/Dining Room - 13'6" x 10'5" max (4.11m x 3.18m max)

Kitchen - 7'9" x 7'4" max (2.36m x 2.24m max)

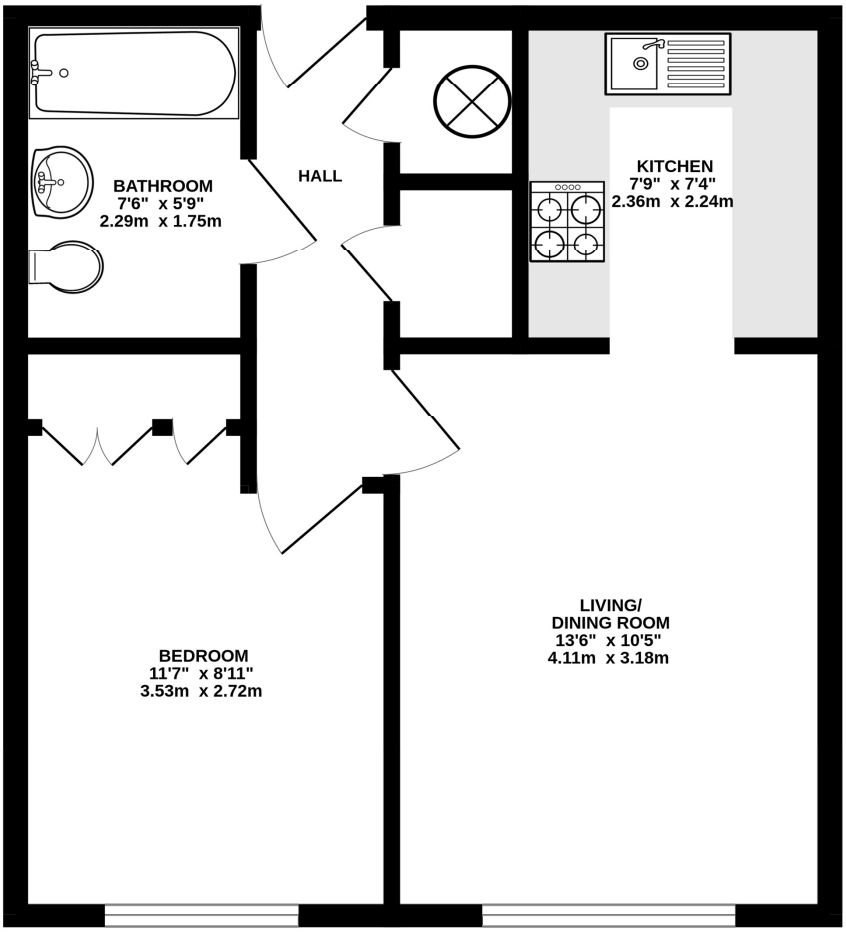
Bedroom - 11'7" x 8'11" max (3.53m x 2.72m max)

Bathroom - 7'6" x 5'9"max (2.29m x 1.75mmax)



Brook Court, Wordsworth Drive, Cheam SM3 8HH

INTERNAL FLOOR AREA (APPROX.) 415 sq ft/ 38.5 sq m

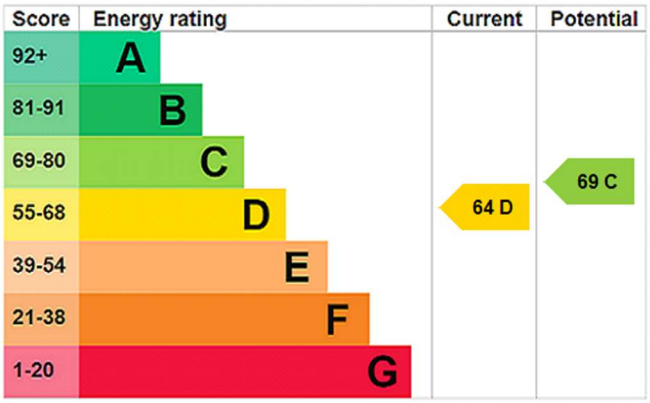


SECOND FLOOR FLAT

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