



PARK ROAD, CHEAM, SUTTON, SM3 **£227,500** LEASEHOLD

## A WELL PROPORTIONED ONE BEDROOM APARTMENT WITH RESIDENT'S PARKING AND SET WITHIN THE HEART OF CHEAM VILLAGE

# Winkworth

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#### AT A GLANCE

## No Onward Chain

- 1 Double Bedroom
- Entrance Hall
- Entrance Hall
- Living/Dining Room
- Open Plan Kitchen
- Bathroom
- Residents Parking
- Lift Access
- Close to Village Centre
- Walking Distance of Train Station
- Council Tax Band C
- EPC Rating C

### DESCRIPTION

Built in 2008, this well-presented one bedroom, first floor apartment is set within a modern development and is ideally located within the heart of Cheam Village, with its numerous shops, restaurants, and amenities including Cheam train station and several bus routes to surrounding areas.

Accommodation comprises a spacious entrance hall, a wellproportioned open plan living/dining room/kitchen, a good-sized bedroom with fitted wardrobes and a modern fitted bathroom.

The property benefits from allocated resident's parking, a secure entry phone system and a lift.

No onward chain.

- Lease and other related information:
- The vendor has provided the following information:
- The lease was 125 years from 2008 so it has approximately 110 years remaining.
- The service charge is approximately £1900 per annum and includes buildings insurance.
- The ground rent is approximately  $\pounds350$  per annum.
- These points should all be checked and verified by your conveyancer/solicitor.







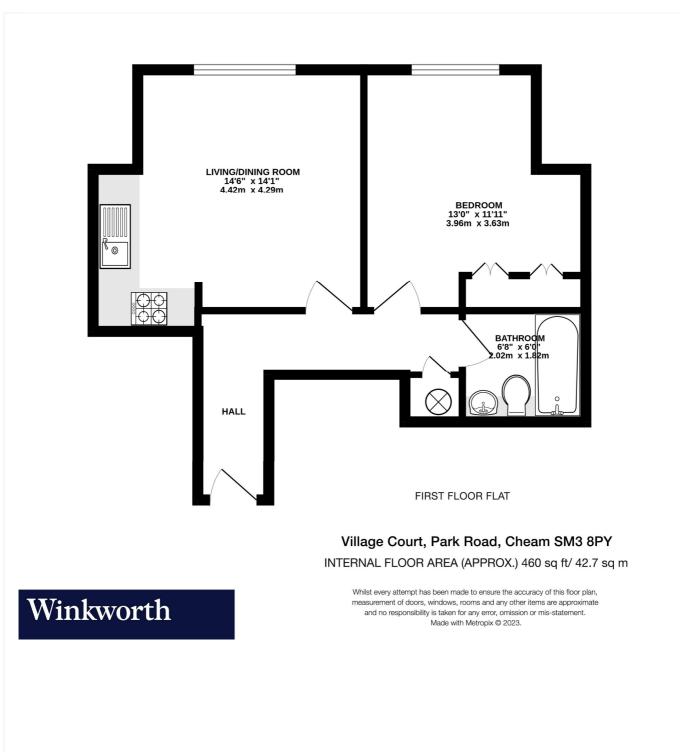




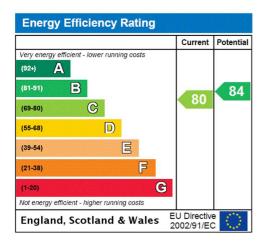
### ACCOMMODATION

Entrance Hall Living/Dining Room - 14'6" x 14'1" max (4.42m x 4.3m max) Open Plan Kitchen Bedroom - 13' x 11'11" max (3.96m x 3.63m max) Bathroom - 6'8" x 6' max (2.03m x 1.83m max) Residents Parking





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.



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