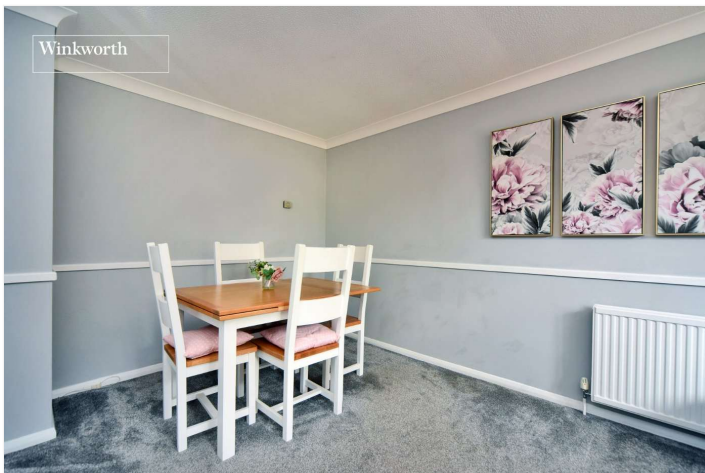


Winkworth



Winkworth



Winkworth



CHELSEA GARDENS, CHEAM, SUTTON, SM3
£240,000 LEASEHOLD

**A SPACIOUS AND WELL-PRESENTED FIRST FLOOR
APARTMENT FEATURING WELL-PROPORTIONED
ROOM SIZES AND ALLOCATED RESIDENT'S PARKING**

Winkworth

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See things differently



Winkworth

AT A GLANCE

- First Floor Apartment
- Long Lease - 179 Years
- One Double Bedroom
- Spacious Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Close to Cheam Village and North Cheam
- Several Bus Routes Within Easy Reach
- EPC Rating C
- Council Tax Band C

DESCRIPTION

**** Being sold with the benefit of a new lease of 179 years ****

Situated on the first floor, in a quiet block of only four apartments, this very well-presented one bedroom property features allocated resident's parking, well-kept shared gardens and contemporary décor and styling throughout.

The accommodation comprises a spacious living room with plenty of space for a dining table and chairs, a good-sized kitchen, a well-proportioned bedroom and the family bathroom. Other benefits include a storage cupboard and a large loft space, both accessed via the entrance hall and allocated resident's parking.

Locally, the property is situated within easy reach of Cheam Village and North Cheam, both offering an array of shops, restaurants and amenities including bus routes towards to Sutton, Kingston, Epsom and Morden, with the latter having an Underground tube station. Commuters have the choice of train stations at Cheam, West Sutton and Sutton Common.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 15'3" x 11'11" max (4.65m x 3.63m max)

Kitchen - 8'1" x 8'1" max (2.46m x 2.46m max)

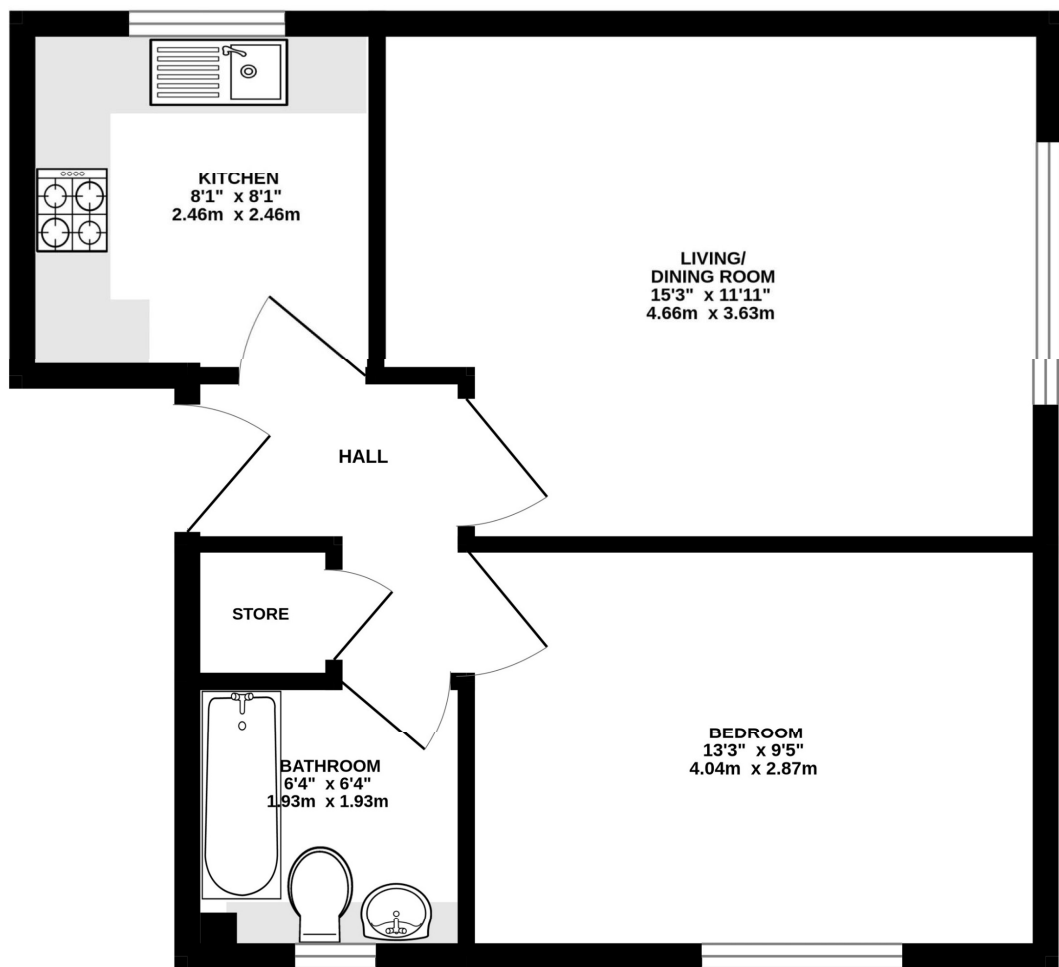
Bedroom - 13'3" x 9'5" max (4.04m x 2.87m max)

Bathroom - 6'4" x 6'4" max (1.93m x 1.93m max)

Loft Space



Chelsea Gardens, Cheam SM3 9TN
INTERNAL FLOOR AREA (APPROX.) 460 sq ft/ 42.7 sq m



FIRST 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.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

