

STATION WAY, CHEAM VILLAGE, SURREY, SM3
£220,000 LEASEHOLD

**A ONE BEDROOM SECOND FLOOR APARTMENT IN THE
 HEART OF THE VILLAGE CLOSE TO CHEAM STATION**

Winkworth

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AT A GLANCE

- New 100 Year Lease
- No Onward Chain
- Second Floor
- Living/Dining Room
- Separate Kitchen
- One Bedroom
- Walk-in Wardrobe
- Spacious Bathroom
- Off Road Parking Space
- Minutes from Train Station

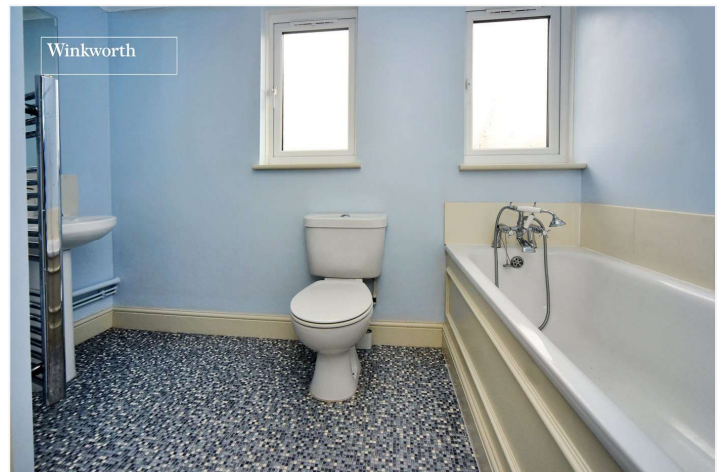
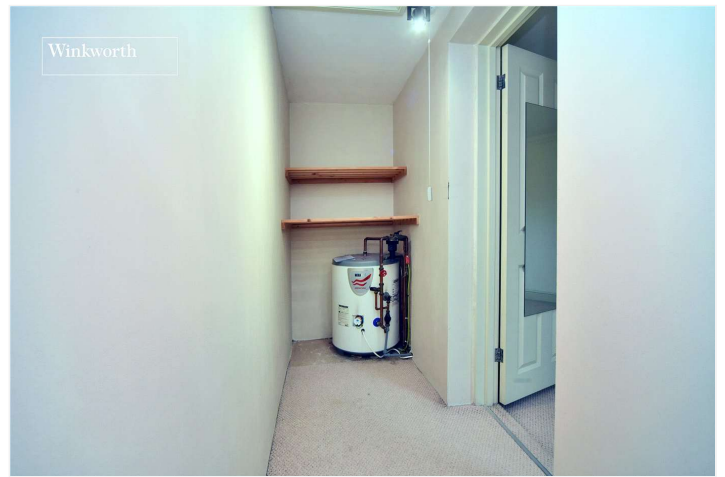
DESCRIPTION

Located in the heart of Cheam Village, this one bedroom second floor apartment features an off-road parking space, new 100 year lease and a location just minutes from Cheam train station, making it an ideal purchase for first time buyers or investors.

The 520 sq ft of accommodation includes a spacious living/dining room, separate fitted kitchen, a large walk-in wardrobe to the bedroom and a good sized bathroom.

The setting of this property is ultra-convenient and will provide the resident with easy access to shops and restaurants, bus routes towards Sutton, Kingston-upon-Thames and Heathrow, train services into London Bridge and Victoria plus various leisure facilities including David Lloyd, tennis courts at Cheam Fields Club and the historic Nonsuch Park.

Offered to the market with no onward chain.



ACCOMMODATION

Entrance Hall

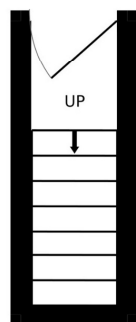
Living/Dining Room - 13'1" x 10'5" max (4m x 3.18m max)

Kitchen - 9'10" x 9' max (3m x 2.74m max)

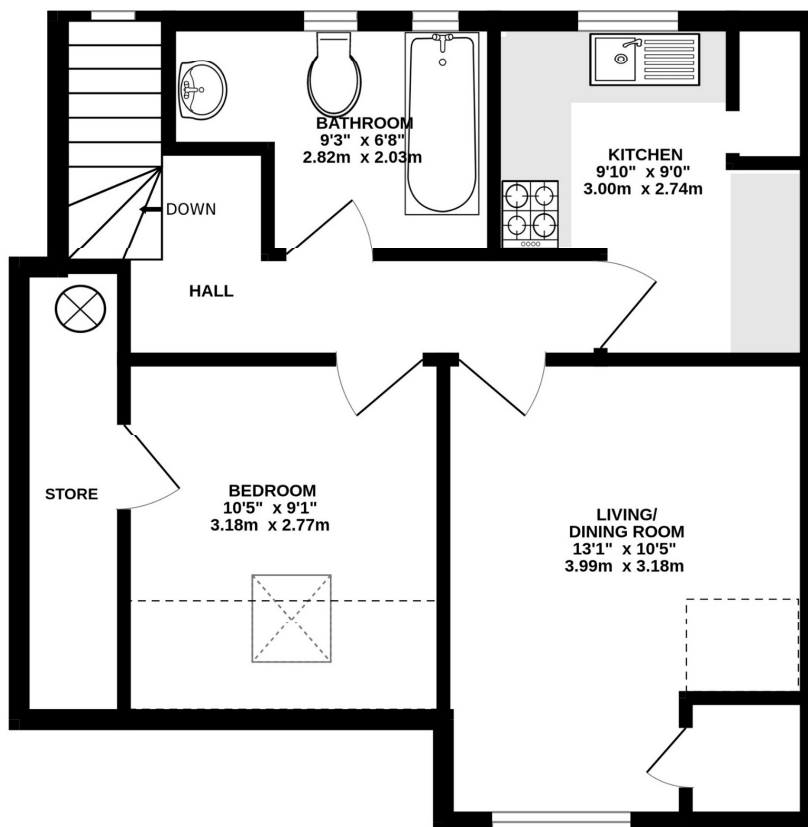
Bedroom - 10'5" x 9'1" max (3.18m x 2.77m max)

Bathroom - 9'3" x 6'8" max (2.82m x 2.03m max)





FIRST FLOOR
ENTRANCE



SECOND FLOOR FLAT

Station Way, Cheam SM3 8SD

INTERNAL FLOOR AREA (APPROX.) 520 sq ft/ 48.3 sq m

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 © 2025.



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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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