



Winkworth



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STATION APPROACH, CHEAM, SUTTON, SM2

£260,000 SHARE OF FREEHOLD

**A WELL-PRESENTED SECOND FLOOR APARTMENT
SITUATED JUST MOMENTS FROM CHEAM TRAIN STATION
AND WALKING DISTANCE TO CHEAM VILLAGE**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Second Floor Flat
- 955 Year Lease
- One Double Bedrooms
- Separate Fitted Kitchen
- Spacious Living/Dining Room
- Shower Room with WC
- Resident's Parking Space
- Walking Distance of Train Station
- Half Mile from Cheam Village Centre

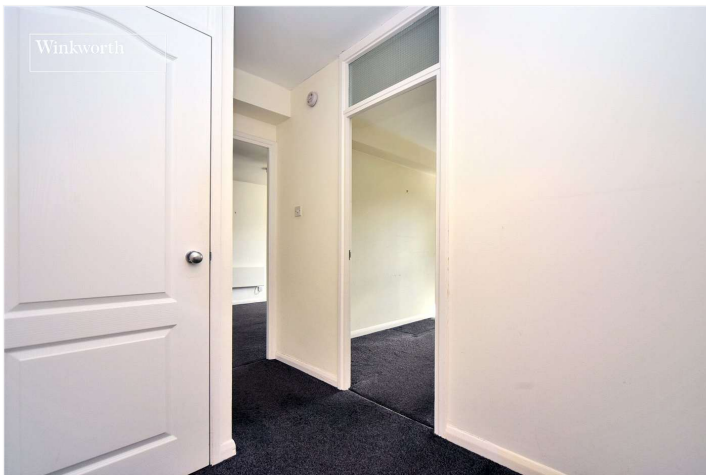
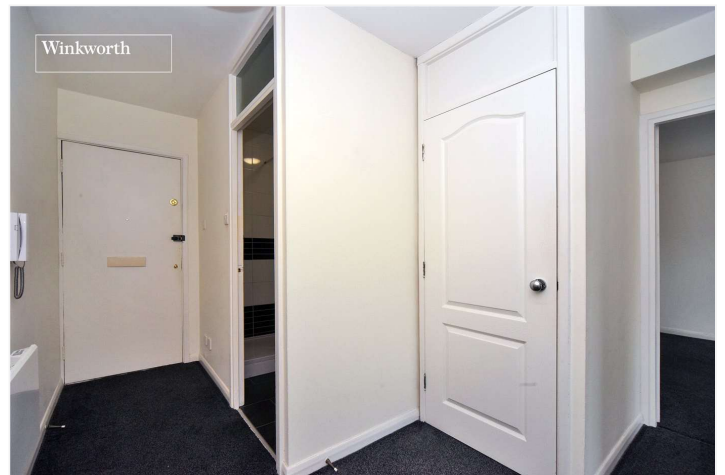
DESCRIPTION

A very well-presented apartment, ideal for first-time buyers or investors, located in the heart of Cheam Village, within easy walking distance of Cheam train station and a variety of bus routes to surrounding areas.

The spacious apartment comprises a large living/dining room, a good-sized kitchen, a well-proportioned bedroom with fitted wardrobe, a modern shower room, and a storage cupboard in the entrance hall.

Other benefits include well-kept shared gardens, resident's parking, visitor's parking and a long lease with a share of the freehold.

The local village centre offers an array of amenities such as restaurants, shops, bars, picturesque parkland at Nonsuch & Cheam Parks and a choice of several well-regarded schools. Cheam train station provides fast and frequent services into Central London and bus routes towards Kingston, Sutton and Heathrow are nearby.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'9" x 10'7" max (5.1m x 3.23m max)

Kitchen - 10'8" x 7'4" max (3.25m x 2.24m max)

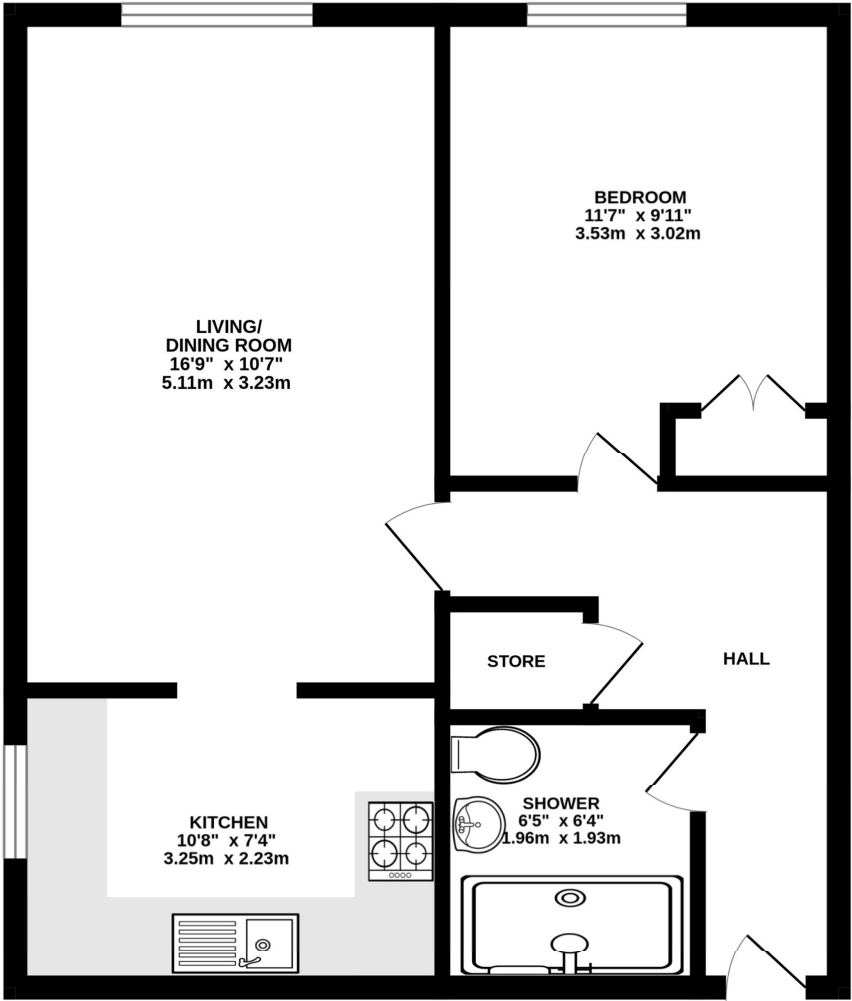
Bedroom - 11'7" x 9'11" max (3.53m x 3.02m max)

Shower Room/WC - 6'5" x 6'4" max (1.96m x 1.93m max)

Resident's Parking Space



Frobisher Court, Station Approach, Cheam SM2 7BW
INTERNAL FLOOR AREA (APPROX.) 498 sq ft/ 46.3 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 © 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

