



CENTURY HOUSE, STATION WAY, CHEAM VILLAGE, SM3

£450,000 LEASEHOLD

A CONTEMPORARY APARTMENT FEATURING CIRCA 850 SQ FT OF ACCOMMODATION AND UNDERGROUND ALLOCATED PARKING LOCATED IN THE HEART OF CHEAM VILLAGE

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AT A GLANCE

- Heart of Cheam Village
- Second Floor with Lift Access
- 2 Double Bedrooms
- 2 Bathrooms
- Entrance Hall with Storage
- Spacious Living Room
- Modern Fitted Kitchen/Dining Room
- Gated Underground Parking
- Minutes' Walk from Station
- Close to Nonsuch High & St Dunstan's
- Council Tax Band D
- EPC Rating D

DESCRIPTION

An incredibly spacious two bedroom apartment, featuring two bathrooms and underground allocated parking located in the heart of Cheam Village.

The village offers an array of amenities including shops, bars, restaurants, picturesque parkland at the nearby Nonsuch Park, a variety of well-regarded schools such as St Dunstan's Primary and Nonsuch High School for Girls and numerous bus routes to surrounding areas. Cheam train station is within walking distance and provides fast and frequent services to Central London.

Set over 850 approx. sq. ft, the accommodation comprises a spacious living/dining room, a beautifully modernised kitchen with space for island or dining table and chairs, two double bedrooms, a luxurious family bathroom and an en-suite shower room.

Other benefits include secure underground allocated parking, lift access and a secure entry phone system.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 17'5" x 12'10" max (5.3m x 3.9m max)

Kitchen/Dining Room - 17'10" x 11' max (5.44m x 3.35m max)

Bedroom - 16' x 11'10" max (4.88m x 3.6m max)

En-Suite - 7'4" x 6' max (2.24m x 1.83m max)

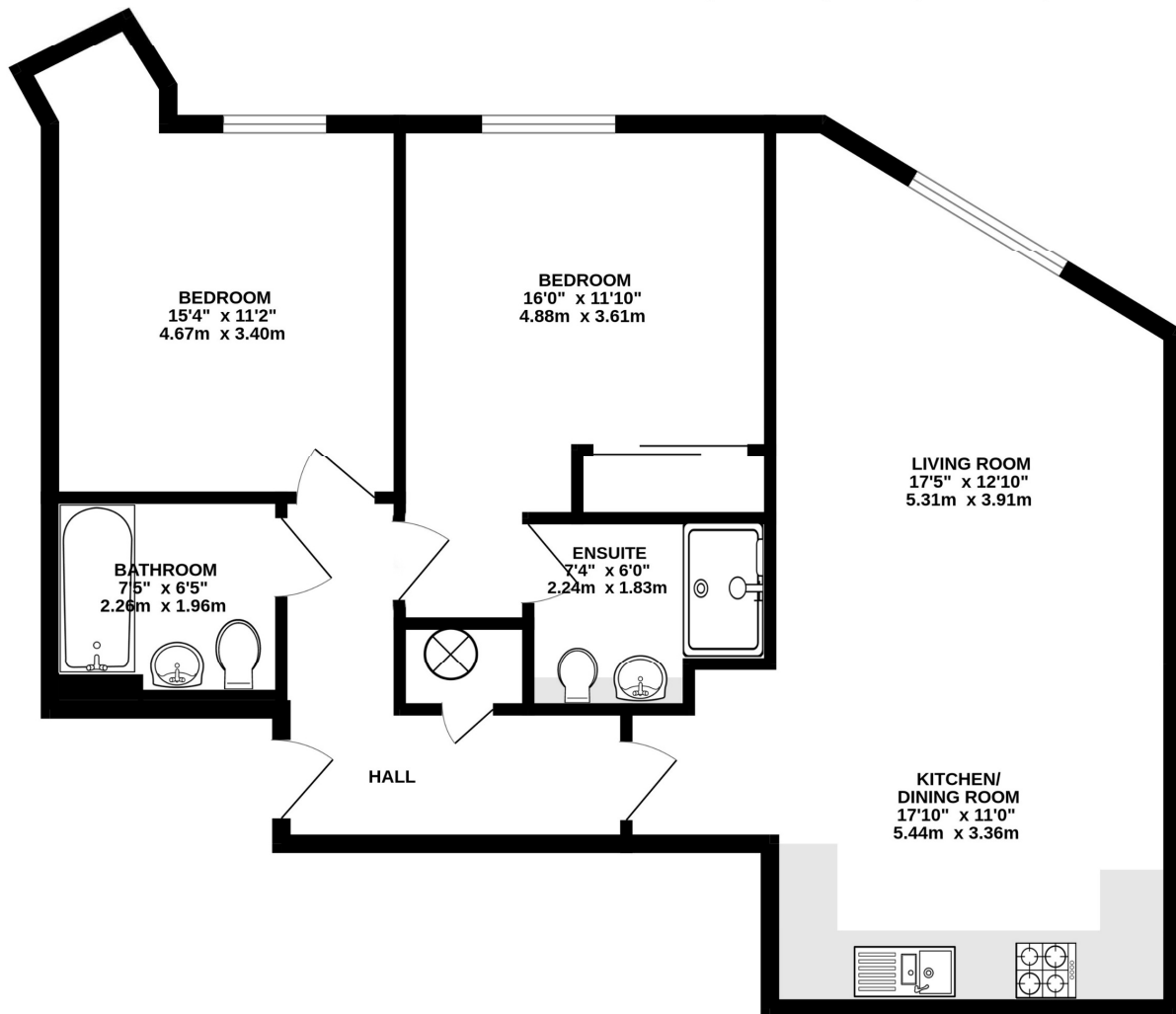
Bedroom - 15'4" x 11'2" max (4.67m x 3.4m max)

Bathroom - 7'5" x 6'5" max (2.26m x 1.96m max)

Underground Parking

Century House, Cheam SM3 8SW

INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 79.0 sq m



SECOND FLOOR FLAT

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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