



PARK ROAD, CHEAM, SUTTON, SM3

£250,000 LEASEHOLD

A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH ALLOCATED PARKING IDEALLY LOCATED IN THE HEART OF CHEAM VILLAGE



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See things differently



AT A GLANCE

- Second Floor Flat
- 2 Bedrooms
- Living/Dining Room
- Separate Kitchen
- Bathroom
- Fitted Wardrobes to Main Bedroom
- Heart of Cheam Village
- Short Distance to Bus Stops
- Easy Reach of Cheam Train Station
- Close to Nonsuch High & St Dunstan's Schools
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A two double bedroom second floor apartment with allocated parking, ideally located in the heart of Cheam Village with its many shops, bars, restaurants and parks.

Commuters and professionals requiring quick and easy access into Central London have the choice of Cheam train station and several bus routes to surrounding areas including Kingston, Morden, and Sutton. Numerous well-regarded schools are close by including St Dunstan's Cheam CofE Primary School, Cuddington Croft Primary School and the sought after Nonsuch High School for Girls.

Accommodation comprises a large living/dining room, kitchen, two double bedrooms and a family bathroom.

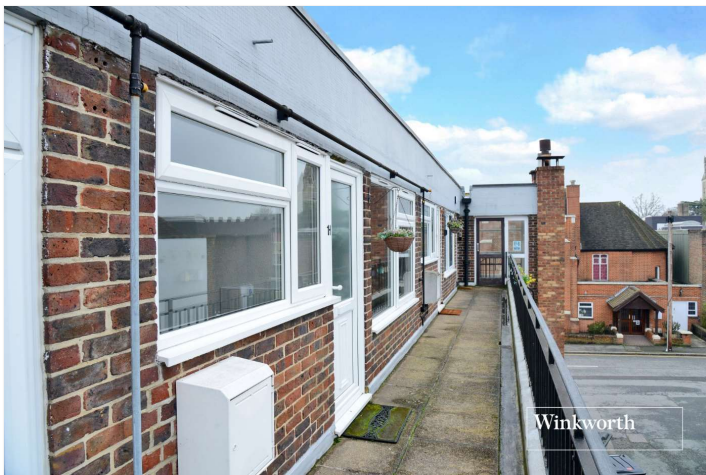
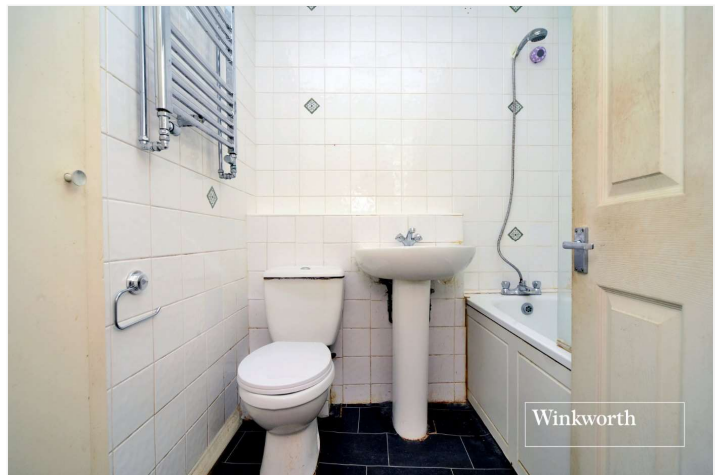
Externally, there is currently an allocated parking space to 1H, which the current owners have advised, costs £20 pcm.

No onward chain.

Lease and related information:

The vendor has provided the following information:

- The lease has approximately 140 years remaining and runs to 2164.
- There is no ground rent payable.
- The service and maintenance costs for 2023 were £1480 per annum, paid in 6-month instalments. We have been advised that the service charge for 2024 will be £797 every 6 months, therefore a total of £1594 per annum. We understand the service charge can be paid in 6 month and monthly instalments.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Living/Dining Room - 16'11" x 11'9" max (5.16m x 3.58m max)

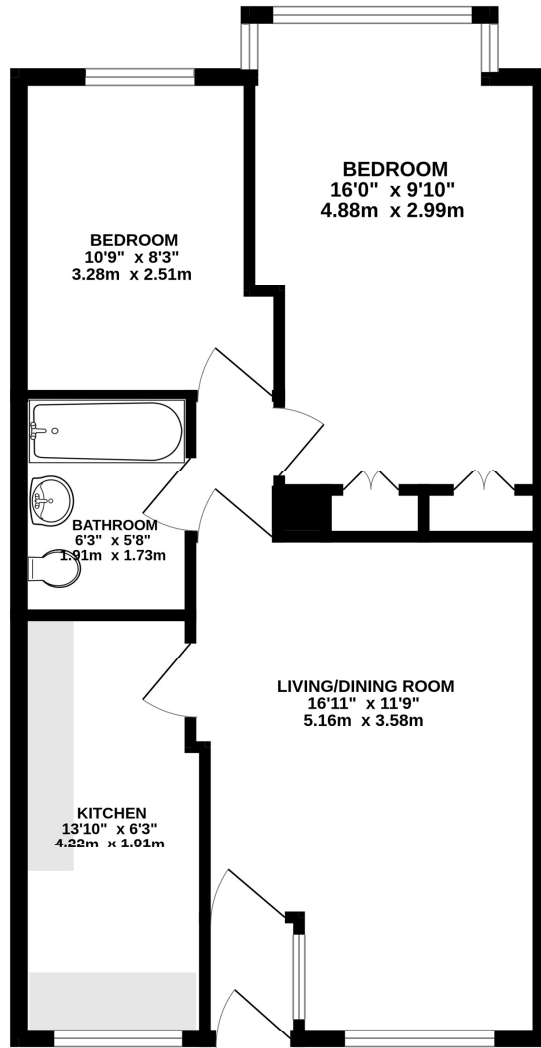
Kitchen - 13'10" x 6'3" max (4.22m x 1.9m max)

Bedrom - 16' x 9'10" max (4.88m x 3m max)

Bedroom - 10'9" x 8'3" max (3.28m x 2.51m max)

Bathroom - 6'3" x 5'8" max (1.9m x 1.73m max)





SECOND FLOOR FLAT

Park Road, Cheam SM3 8QB

INTERNAL FLOOR AREA (APPROX.) 593 sq ft/ 55.0 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 © 2024.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

