

PARK ROAD, CHEAM, SUTTON, SM3
OIEO £350,000 LEASEHOLD

A SUPERB PENTHOUSE APARTMENT LOCATED IN THE HEART OF CHEAM VILLAGE, FEATURING TWO BATHROOMS, TWO BALCONIES AND ALLOCATED UNDERGROUND PARKING

Winkworth

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See things differently



AT A GLANCE

- Penthouse Apartment
- 2 Bedrooms
- Living/Dining Room
- Open Plan Kitchen
- En-Suite Shower/WC with Underfloor Heating
- Bathroom
- Fitted Wardrobes to Principal Bedroom
- Two Balconies
- Allocated Underground Parking
- Underfloor Heating to Principal Bedroom
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A well-presented two double bedroom penthouse apartment featuring two balconies and allocated underground parking. The property is tucked away in a quiet location within the heart of Cheam Village which offers a wide choice of shops, bars and restaurants plus the open parkland of Cheam and Nonsuch parks. Cheam train station is also close by providing commuters with quick and easy access into Central London, whilst several bus routes travel towards Kingston, Morden, and Sutton. Numerous well-regarded schools are within easy reach including St Dunstan's Cheam CofE Primary School, Cuddington Croft Primary School and the sought after Nonsuch High School for Girls.

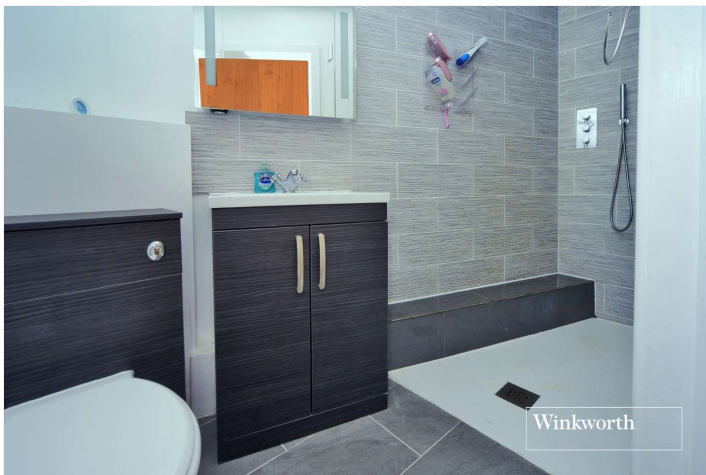
Accommodation comprises a spacious entrance hall with storage cupboard, an open-plan kitchen/living/dining room with sliding door opening onto a balcony, two double bedrooms; both with access to the second balcony, a family bathroom, and an en-suite shower room.

Other features include, fitted wardrobes to the principal bedroom, lift access, secure entry phone system and allocated underground parking.

Lease and related information:

The vendor has provided the following information:

- A 125 year lease was granted in 2008, meaning it has approximately 110 years remaining.
- The ground rent is approximately £350 per annum.
- The service and maintenance costs for 2024 at estimated at approximately £3604.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'8" x 17'4" max (5.38m x 5.28m max)

Balcony

Open Plan Kitchen

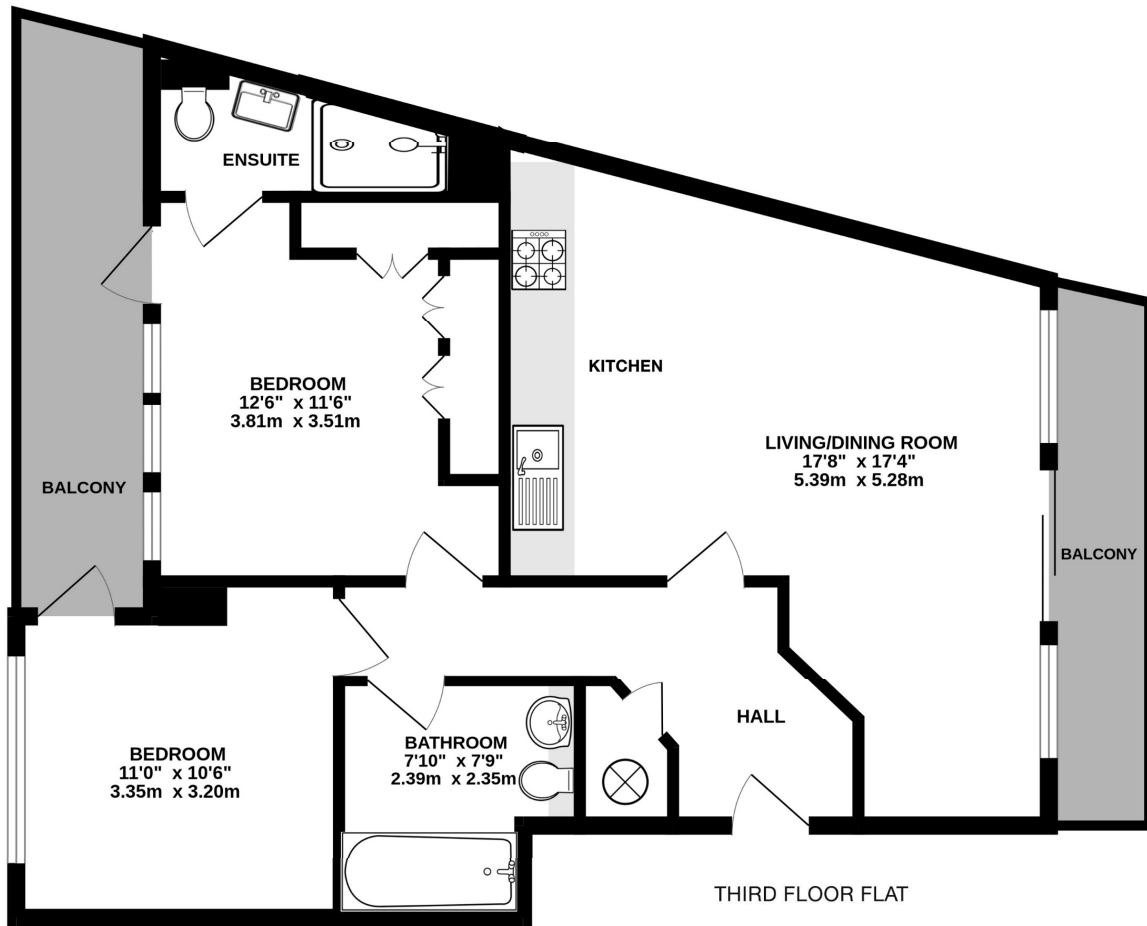
Bedroom - 12'6" x 11'6" max (3.8m x 3.5m max)

En-Suite Shower/WC

Bedroom - 11' x 10'6" max (3.35m x 3.2m max)

Balcony

Bathroom - 7'10" x 7'9" max (2.4m x 2.36m max)



Village Court, Park Road, Cheam SM3 8PY

INTERNAL FLOOR AREA (APPROX.) 715 sq ft/ 66.4 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.

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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	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

