

**CHEAM ROAD, EPSOM, SURREY, KT17**  
**£500,000 LEASEHOLD**

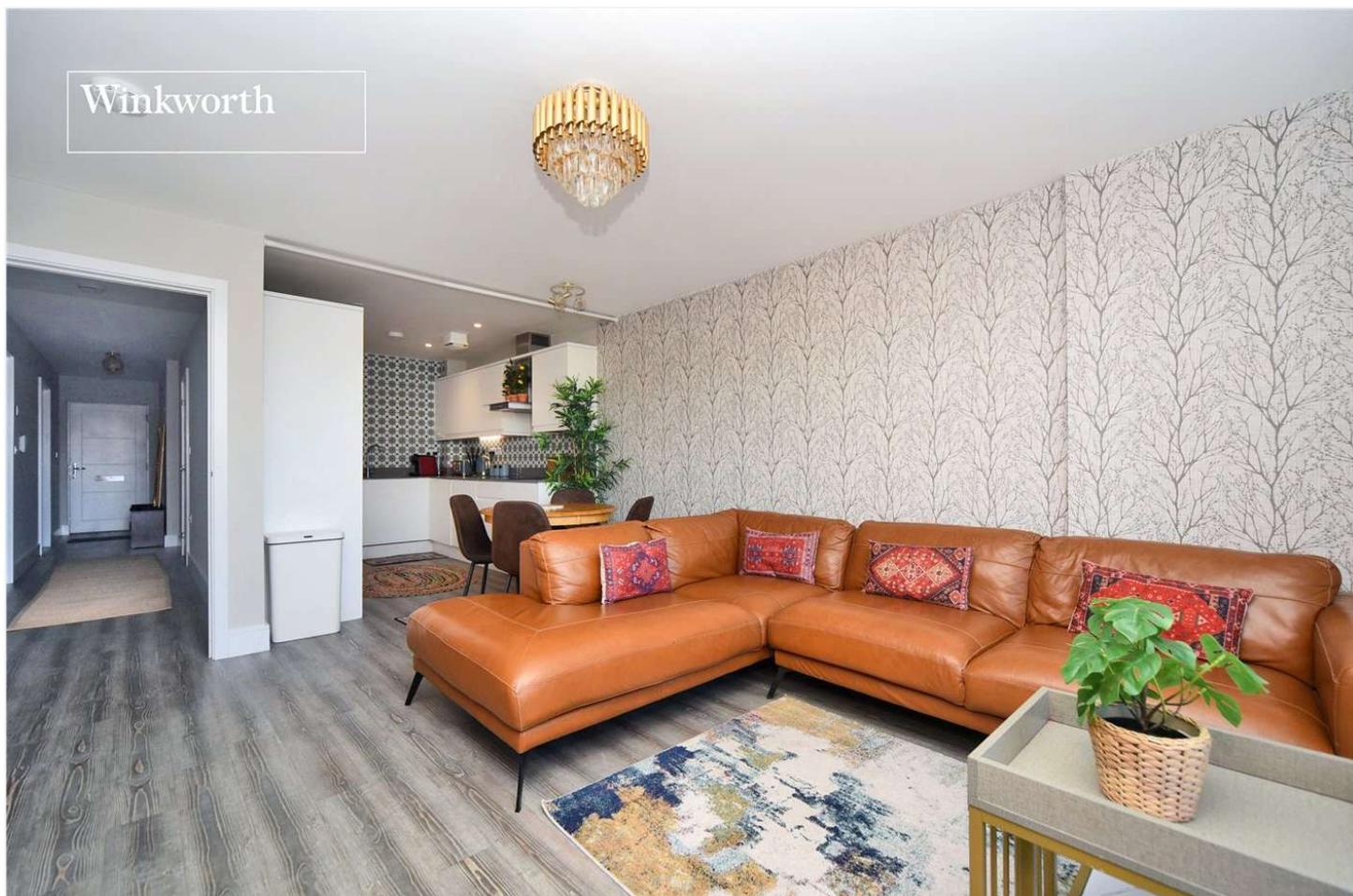
**A CONTEMPORARY THREE BEDROOM, TWO BATHROOM APARTMENT WITH ALLOCATED PARKING**

**Winkworth**

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## AT A GLANCE

- First Floor
- Three Bedrooms
- Living/Dining Room
- Large Balcony
- Family Bathroom plus En-Suite
- Underfloor Heating (Gas Boiler)
- Allocated Parking Space
- Visitors Parking Spaces
- Walking Distance of Ewell East Station
- S2 Bus Route to Cheam Village

## DESCRIPTION

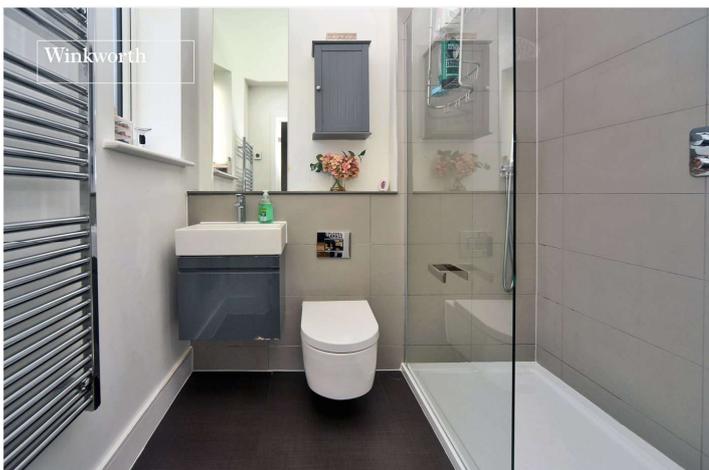
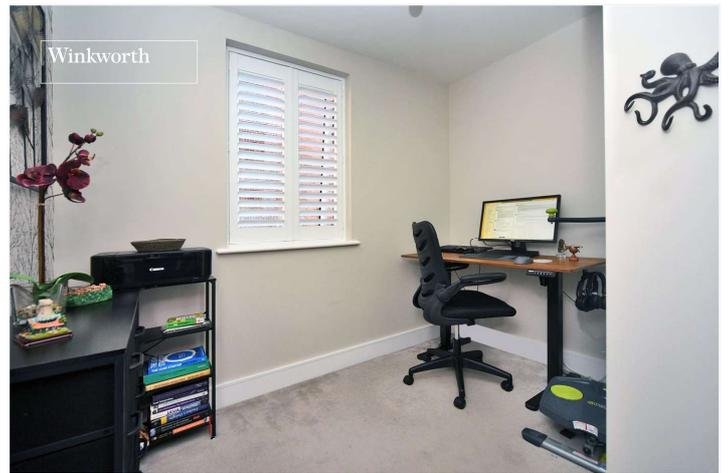
A superb first floor apartment featuring three bedrooms, two bathrooms, a balcony large enough for sitting and dining and a location close to East Ewell train station and the S2 bus route towards Cheam Village.

Built in 2019, the property is externally attractive with a sleek modern interior comprising a well-proportioned living/dining room with bi-fold doors to the balcony, open-plan kitchen with integrated appliances, three bedrooms all with fitted wardrobes, a luxury family bathroom and a contemporary en-suite shower room. The vendors, who bought the property from new, have spared no attention to detail in its styling and presentation and internal viewing is highly recommended.

With regard to parking, there is one allocated space for the apartment and five visitor parking spaces.

In summary, the property presents the ideal home for families, commuters or downsizers. Education in the area is well-regarded and includes Nonsuch High School for Girls, commuting into central London is convenient from both Ewell East and Cheam Village train stations and leisure and shopping facilities can be found at Cheam Village and more extensively at Sutton and Epsom town centres.

The lease has approx 118 years left to run. The vendor confirms that the ground rent is £453 per annum and the service charge is £2,100 per annum. Please verify this information with your solicitor.



## ACCOMMODATION

Entrance Hall

Living Room with Balcony - 13'4" x 12'4" max (4.06m x 3.76m max)

Open Plan Kitchen - 11'3" x 8'4" max (3.43m x 2.54m max)

Utility Room

Bedroom - 14'4" x 10'9" max (4.37m x 3.28m max)

En-Suite Shower/WC - 6'8" x 6'3" max (2.03m x 1.9m max)

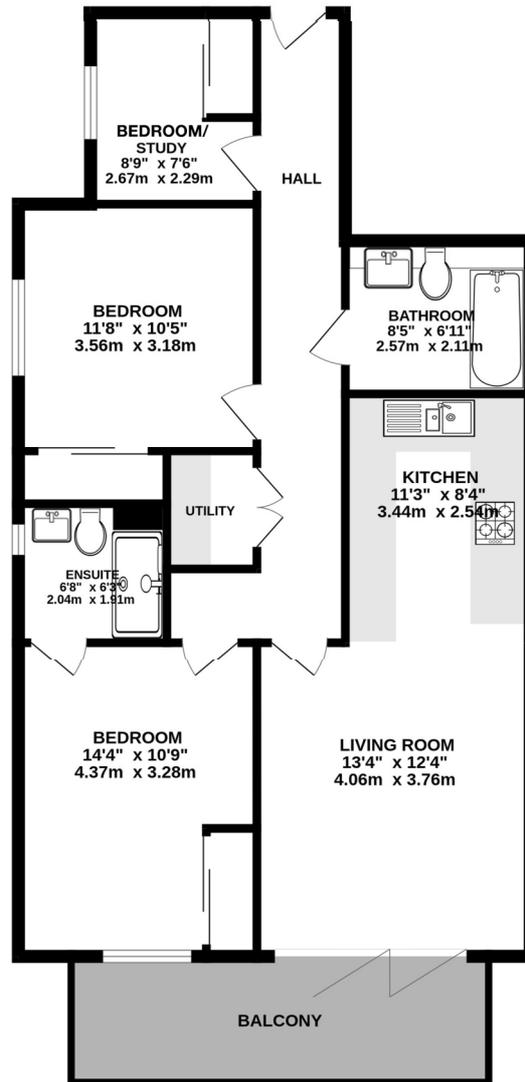
Bedroom - 11'8" x 10'5" max (3.56m x 3.18m max)

Bedroom/Study - 8'9" x 7'6" max (2.67m x 2.29m max)

Family Bathroom

Allocated Parking Space

**Cheam Road, Epsom KT17 1FD**  
 INTERNAL FLOOR AREA (APPROX.) 885 sq ft/ 82.2 sq m



FIRST 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.  
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

