

ST. JAMES ROAD, SUTTON, SM1
£300,000 LEASEHOLD

**A SPACIOUS SECOND FLOOR APARTMENT BENEFITING FROM
DOUBLE BEDROOMS, GARAGE AND A SETTING WITHIN EASY
REACH OF GOOD SCHOOLS AND TRAINS INTO CENTRAL LONDON**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 2 Double Bedrooms
- Entrance Hall
- Spacious Living/Dining Room
- Modern Kitchen
- Contemporary Bathroom
- Large Storage Cupboards
- Fitted Wardrobes
- Garage/Storage
- Local Trains into Central London
- Well-regarded Schools
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This large, modern apartment benefits from two double bedrooms, a garage en-bloc and a location within easy reach of Cheam Village and Sutton. Both town centres offer a wide variety of shops, bars and restaurants, plus train stations providing direct services into central London. Well regarded schools are close by including Sutton Grammar, Sutton High and Nonsuch High School for Girls.

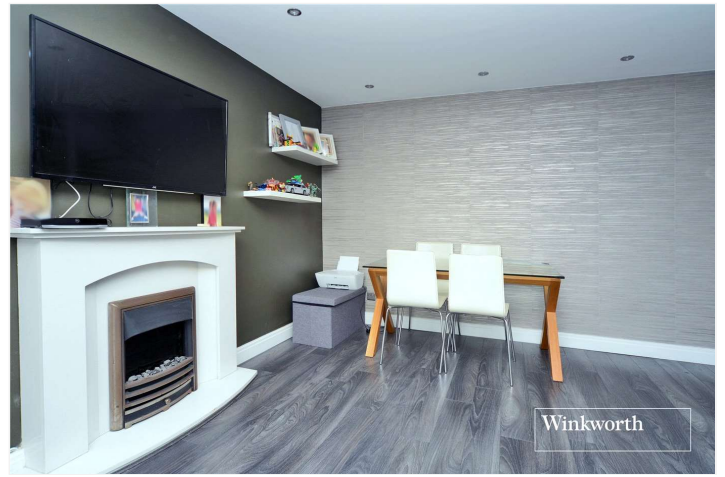
The accommodation consists of a spacious hallway, a well-proportioned living/dining room, two double bedrooms, a contemporary fitted kitchen and bathroom with L-shaped bath/shower. Particular features include fitted wardrobes to both bedrooms, space in the kitchen for an American style fridge/freezer, an attractive fireplace in the dual aspect living room and two useful storage cupboards in the entrance hall.

St James Road is a tree-lined residential road with of a mix of period and modern property. The top end of the road adjoins the A232 which has bus routes towards Cheam, Sutton, Croydon and Heathrow, whilst at the lower end there is pedestrian access to West Sutton train station which also offers Thameslink services.

Lease and other related information:

The vendor has provided the following information:

- The lease is 189 years from 25th March 2007 therefore has 143 years approx. remaining.
- The service and maintenance charges are approximately £1000 per annum.
- The ground rent is included in the buildings insurance which is approximately £200 per annum.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 15'9" x 13'7" max (4.8m x 4.14m max)

Kitchen - 11' x 7'2" max (3.35m x 2.18m max)

Bedroom - 12'8" x 9' max (3.86m x 2.74m max)

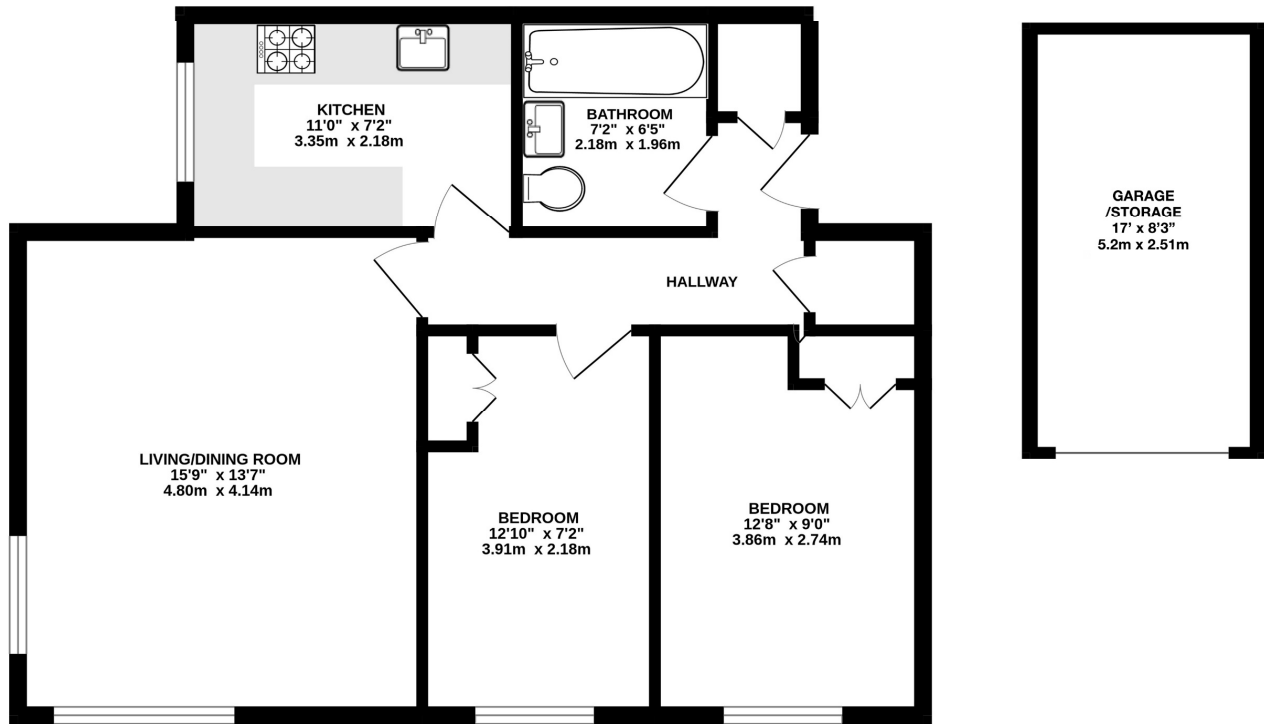
Bedroom - 12'10" x 7'2" max (3.9m x 2.18m max)

Bathroom - 7'2" x 6'5" max (2.18m x 1.96m max)

Garage/Storage - 17' x 8'3" max (5.18m x 2.51m max)



St James Road, Sutton SM1 2TT
 INTERNAL FLOOR AREA (APPROX.) 645 sq ft/ 60.0 sq m
 Not including Separate Garage



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 © 2023.

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		
(55-68)	D	66	68
(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	

