



WORDSWORTH DRIVE, CHEAM, SUTTON, SM3
£115,000 LEASEHOLD

**A WELL PRESENTED TWO DOUBLE BEDROOM
RETIREMENT APARTMENT LOCATED CLOSE TO
SEVERAL BUS ROUTES AND NONSUCH PARK**

Winkworth

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AT A GLANCE

- Retirement Apartment
- No Onward Chain
- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bathroom
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A well-presented two double bedroom, first floor, retirement apartment situated just moments from local bus routes and Nonsuch Park.

Both Cheam Village and North Cheam are close by and offer a wide range of shops, restaurants and other amenities including a library, a leisure centre with swimming pool, doctors' surgeries and Cheam mainline station providing fast and frequent services into Central London. Worcester Park high street and train station is also just a short bus ride.

The accommodation comprises an entrance hall with two storage cupboards, a dual aspect living/dining room, a well-fitted kitchen with window overlooking the communal gardens, two double bedrooms and a good-sized bathroom.

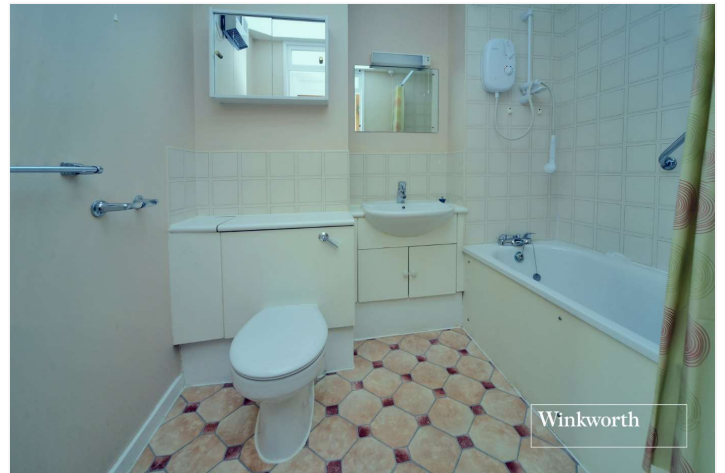
The property offers resident's parking, visitors parking, a communal lounge, lift, resident manager and a security phone system.

No onward chain.

Lease and other related information:

The vendor has provided the following information:

- The lease is 99 years from 25th December 1986 so has approximately 62 years remaining.
- The service charge is approximately £409.83 per month.
- The ground rent is peppercorn.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 15'8" x 10'4" max (4.78m x 3.15m max)

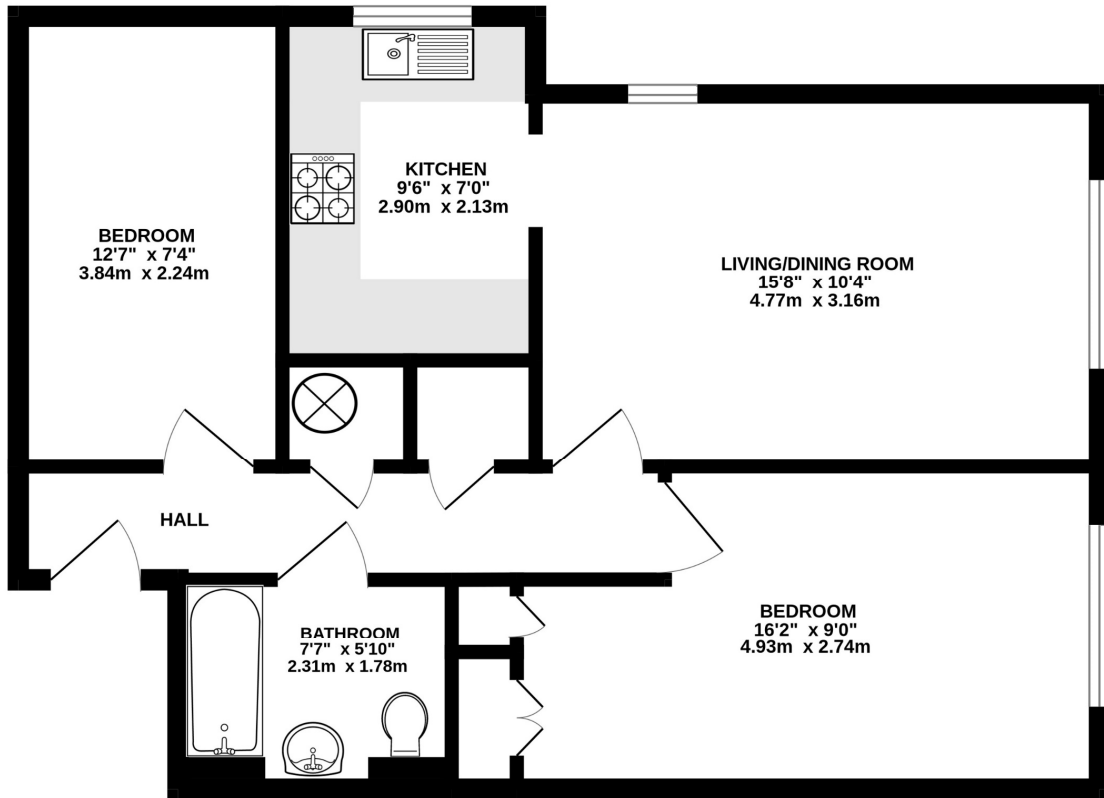
Kitchen - 9'6" x 7' max (2.9m x 2.13m max)

Bedroom - 16'2" x 9' max (4.93m x 2.74m max)

Bedroom - 12'7" x 7'4" max (3.84m x 2.24m max)

Bathroom - 7'7" x 5'10" max (2.3m x 1.78m max)





FIRST FLOOR FLAT

Brook Court, Wordsworth Drive, Cheam SM3 8HH

INTERNAL FLOOR AREA (APPROX.) 600 sq ft/ 55.7 sq m

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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	78	81
(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	

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