

**WORDSWORTH DRIVE, CHEAM, SUTTON, SM3**  
**£130,000 LEASEHOLD**

**A WELL-PRESENTED ONE BEDROOM RETIREMENT  
 APARTMENT FEATURING RESIDENT'S PARKING LOCATED  
 CLOSE TO SEVERAL BUS ROUTES AND NONSUCH PARK**

**Winkworth**

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[winkworth.co.uk](http://winkworth.co.uk)

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Winkworth

## AT A GLANCE

- Over 50's Retirement Flat
- Second Floor with Lift
- One Bedroom
- Living/Dining Room
- Kitchen
- Bathroom
- Residents Parking
- Communal Gardens
- Close to Bus Stops
- Loft Space
- 0.2 miles to North Cheam Crossroads

## DESCRIPTION

A well-presented, one bedroom, second floor(with lift), 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.

The accommodation comprises an entrance hall with two storage cupboards, a spacious living/dining room, a well-fitted kitchen, a good-sized bedroom with built in wardrobes, a bathroom/WC and useful loft space.

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

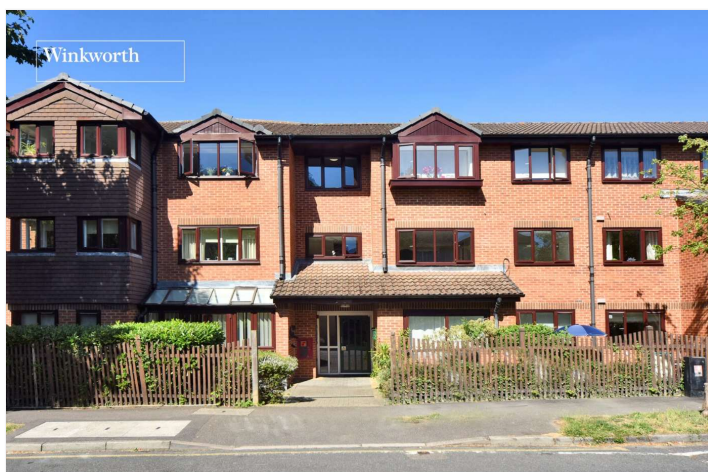
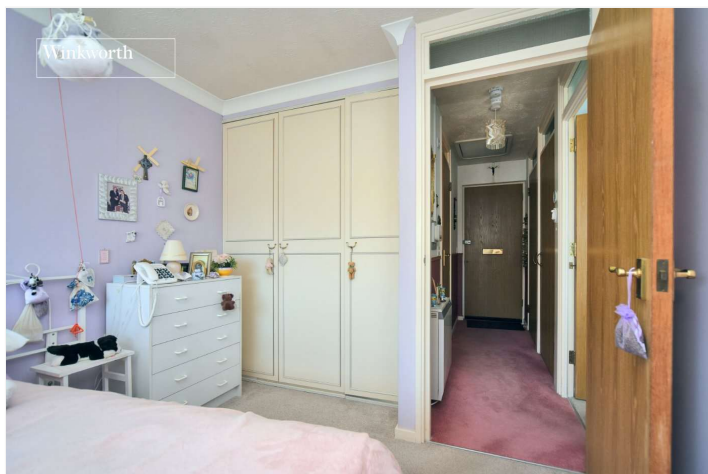
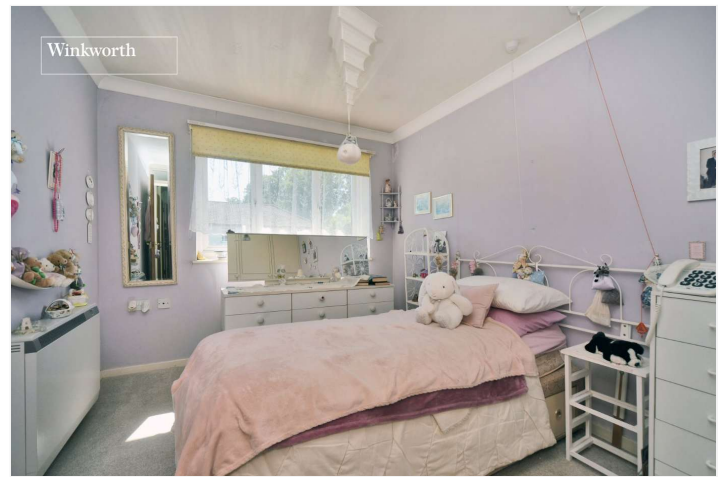
No onward chain.

Lease and other related information:

The vendor has provided the following information:

- The service charge is approximately £2292 per annum. The ground rent is peppercorn.
- The lease has approx 60 years remaining.
- These points should all be checked and verified by your conveyancer/solicitor.





## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 13'6" x 10'5" max (4.11m x 3.18m max)

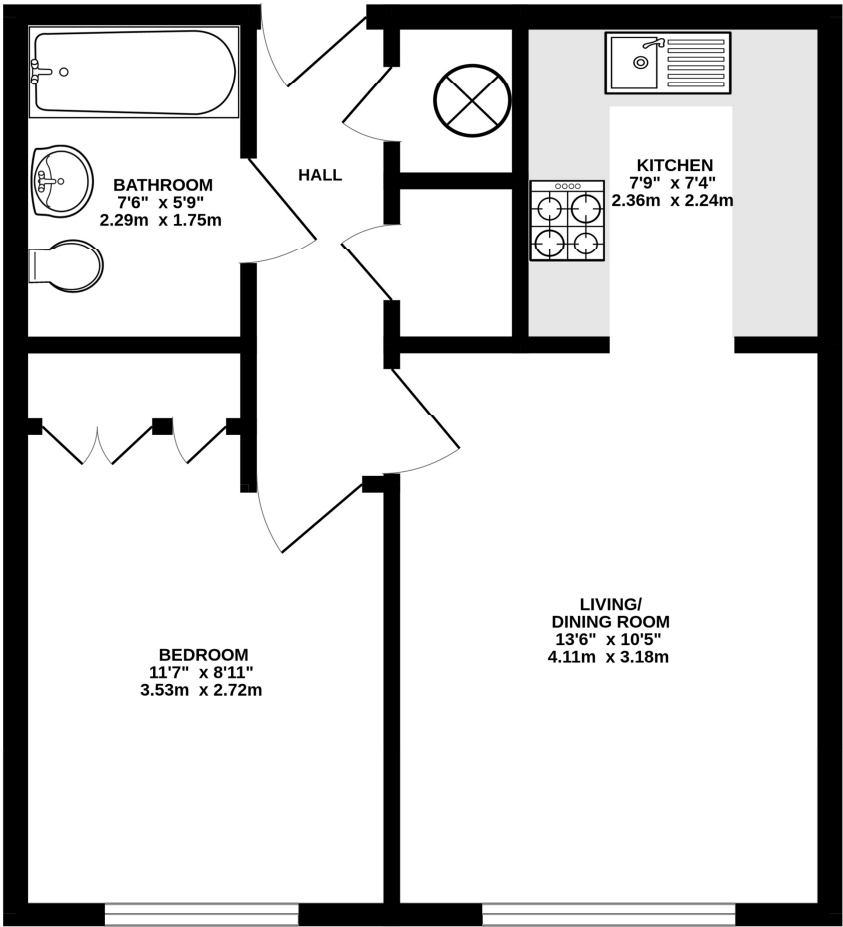
**Kitchen** - 7'9" x 7'4" max (2.36m x 2.24m max)

**Bedroom** - 11'7" x 8'11" max (3.53m x 2.72m max)

**Bathroom** - 7'6" x 5'9" max (2.29m x 1.75m max)

Brook Court, Wordsworth Drive, Cheam SM3 8HH

INTERNAL FLOOR AREA (APPROX.) 415 sq ft/ 38.5 sq m



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.  
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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		
69-80	C		
55-68	D	64 D	69 C
39-54	E		
21-38	F		
1-20	G		

