

Cromwells



Station Approach, Sutton, SM2 7BP

Offers in Excess of £305,000

A two bedroom ground floor flat with garage, situated in a popular and very convenient location, close to all the amenities of Cheam Village. There are a variety of shops, restaurants, gyms, other leisure facilities and transport links. Cheam main line railway station is very close by, with excellent services into Central London.

Well regarded local schools include Cuddington Croft Primary, Cheam High School, Sutton High School and Nonsuch High School for Girls.

Share of Freehold.

EPC rating C.

No Onward Chain.

Accommodation

The entrance hallway leads to the large reception/dining room with door onto the fitted kitchen, one double bedroom, one single bedroom, both with fitted wardrobes/cupboards, and the family bathroom.

Outside

The flat has a private garage.

Other off road parking is available with a permit.

There are communal gardens to the block.





Council Tax - C
Tenure – Share of Freehold

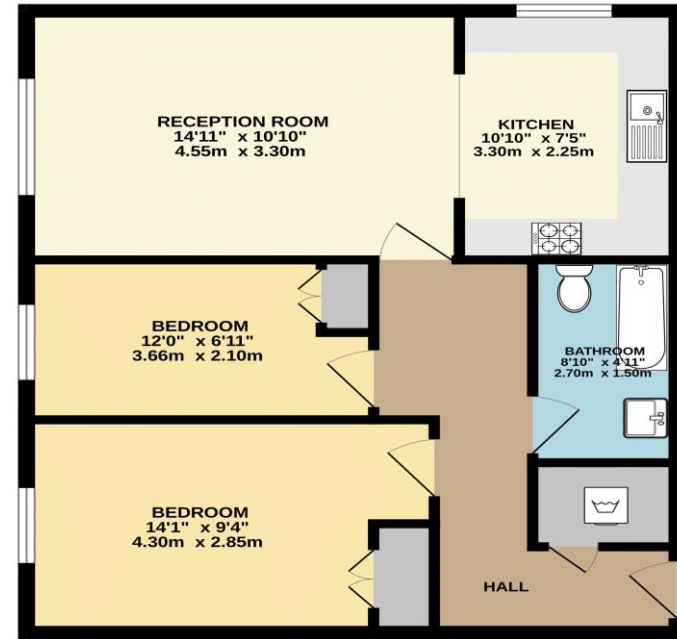
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Disclaimer

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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

