

TURNERS



Ocean House, Station Approach, Sutton, SM2  
£295,000 Leasehold - Share of Freehold

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## Full Description

Flat 11- First Phase Now Released! Open day Saturday 20th July. Limited Appointments Available. Book Today to Secure your Slot.

Turners are pleased to present to the market in conjunction with, building contractors, Sandy Lane Projects, Ocean House Cheam; a collection of 24, one and two bedroom apartments in Cheam Village, only seconds away from Cheam Station.

Split over 5 floors, this mid-rise development has been designed to maximise light and space within each apartment and every residence has been thoughtfully designed to offer, a classic, timeless look yet with contemporary finishes and high spec appliances.

Flat 11 is a one bedroom, apartment located on the second floor, looking out to the side and front of the building.

The open plan living room/kitchen offers a light filled space, with double aspect windows creating a calming, airy ambience complimented by the Sierra Fresco LVT flooring throughout the property. The kitchen cabinets are in traditional shaker style with soft close doors and drawers and the colours are all in soft off-white tones to blend seamlessly with the fresh-painted walls.

The double bedroom allows plenty of room for a double bed, and freestanding furniture.

Having been interior designed throughout the apartments 'quietly shout' style and refinement in tones of chalk white, canvas and cream complimented by soft wood tones and elegant dashes of chrome and metal.

Ocean House Cheam is located just moments away from the lively buzz of Cheam Village, with Cheam train station being right on the doorstep, making it ideal for singles and couples looking to get on the property ladder but don't want to compromise on missing out on a Central London lifestyle while also benefitting from the green spaces and relaxed vibe of the local neighbourhood. Likewise, Ocean House Cheam may also appeal to those looking to downsize and wanting the advantages of a fantastic location and excellent transport links.

Apartments are being released in phases and only require a £500 deposit to secure your chosen apartment. In addition there are limited allocated parking space available for an extra fee. Any prospective purchasers are advised to book early to avoid disappointment and to check out further details on the developments dedicated website. [oceanhousecheam.co.uk](http://oceanhousecheam.co.uk)

N.B. Images may be computer generated or show alternative flats within the development and are merely indicative of layout and finish. Individual apartments will vary.



### Bathroom Specs

Designer Laufen Pro WC with concealed cistern and chrome dual flush plate

Laufen Pro basin with chrome Hansgrohe basin tap and vanity unit

Bespoke LED mirrored bathroom cabinet with lighting, with shaver socket

Steel bath with bespoke bath panel

Chrome towel radiator

Bathroom will include shower screen fitted to bath

Concealed three-way thermostatic mixer valve, bath spout and overhead shower

Bathrooms with a walk-in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment

Porcelanosa Ceramic Tiling with feature tiles

Niche with LED lighting

### Kitchen Specs

Shaker style kitchen units with soft close doors and drawers

20mm Quartz worktop with 100mm upstand and splash back to hob

Under Cabinet strip LED's

Stainless steel sink and contemporary chrome mixer taps

Integrated BOSCH appliances including oven, microwave, fridge freezer & dishwasher

### General Specs

Free standing Bosch washer/dryer in store cupboard

Sierra Fresco LVT flooring in hallway, kitchen, dining, bedroom and living areas

Smart video door entry system

Communal cycle storage

10 years structural warranty

Smart radiator throughout. Thermostatically zonal controlled locally & smart app

Mains operated ceiling mounted smoke and heat detectors

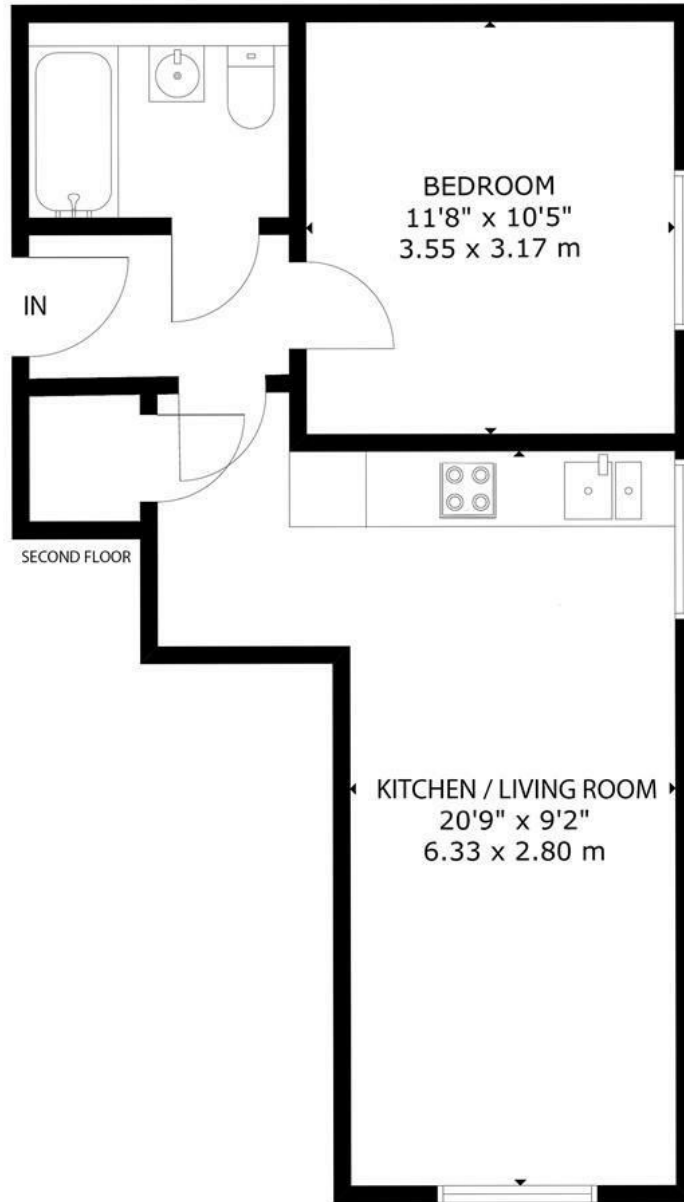
Provision for Sky-Q (without subscription) Full Fibre Optic cable ready,

Brushed chrome switches and sockets


CAT 5 Wired throughout at each TV point

## Key Features

- Flat 11 - Second Floor, One Bedroom Apartment
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Excellent Transport Links & Local Amenities
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Share of Freehold / Low Service Charges
- Lift to Upper Floors
- EPC Rating TBC
- Parking Available by Separate Negotiation



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, sq footage & sq meters are approximate. For identification purposes only. The actual property will vary. Price on application for a 180-day licence to use this Plan © 12062024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email mark@steelondon.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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