TURNERS

Ocean House, Station Approach, Sutton, SM2

£300,000 Leasehold

020 8687 9787 I turnersproperty.com I 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

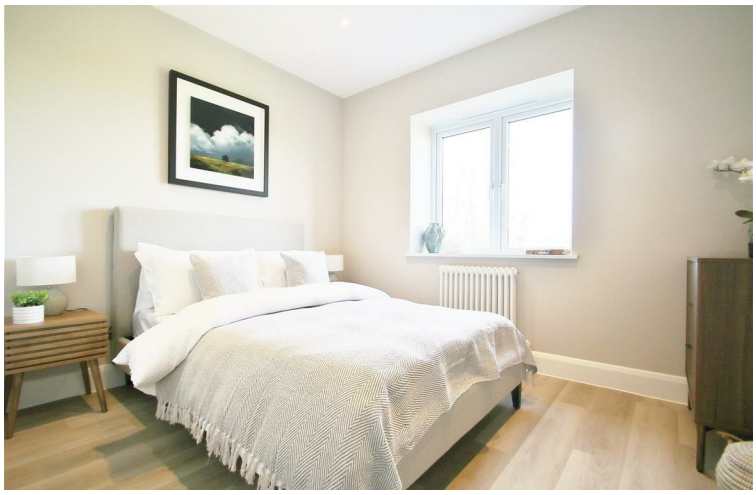
Calling all First Time Buyers! Available for sale, a stylish one-bedroom, top-floor apartment with low service charges and share of freehold in Ocean House, a brand new development in Cheam Village.

Thoughtfully designed and finished to a high standard, this top floor aparment (with lift access) offers a calm, modern living space in a highly connected yet peaceful setting.

The open-plan living room and kitchen are bathed in natural light, thanks to large windows that enhance the sense of space and openness. Decorated in soft, neutral tones, the space feels both timeless and contemporary. Throughout the apartment, Sierra Fresco LVT flooring adds a consistent, refined finish.

The kitchen is fitted with classic shaker-style cabinets in soft off-white, featuring soft-close doors and drawers, all seamlessly blending with the freshly painted walls. The bedroom is generously proportioned, easily accommodating a double bed and freestanding furniture, while continuing the calming palette of chalk white, canvas, and cream with elegant wood and chrome accents.

With Cheam Station just seconds away and the shops, cafés, and green spaces of Cheam Village on the doorstep, This property offers an ideal mix of convenience and lifestyle. Whether you're a first-time buyer, a couple seeking a well-connected home, or someone looking to downsize without compromise, this top-floor apartment provides a smart, comfortable base in a desirable location.



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

- Top 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

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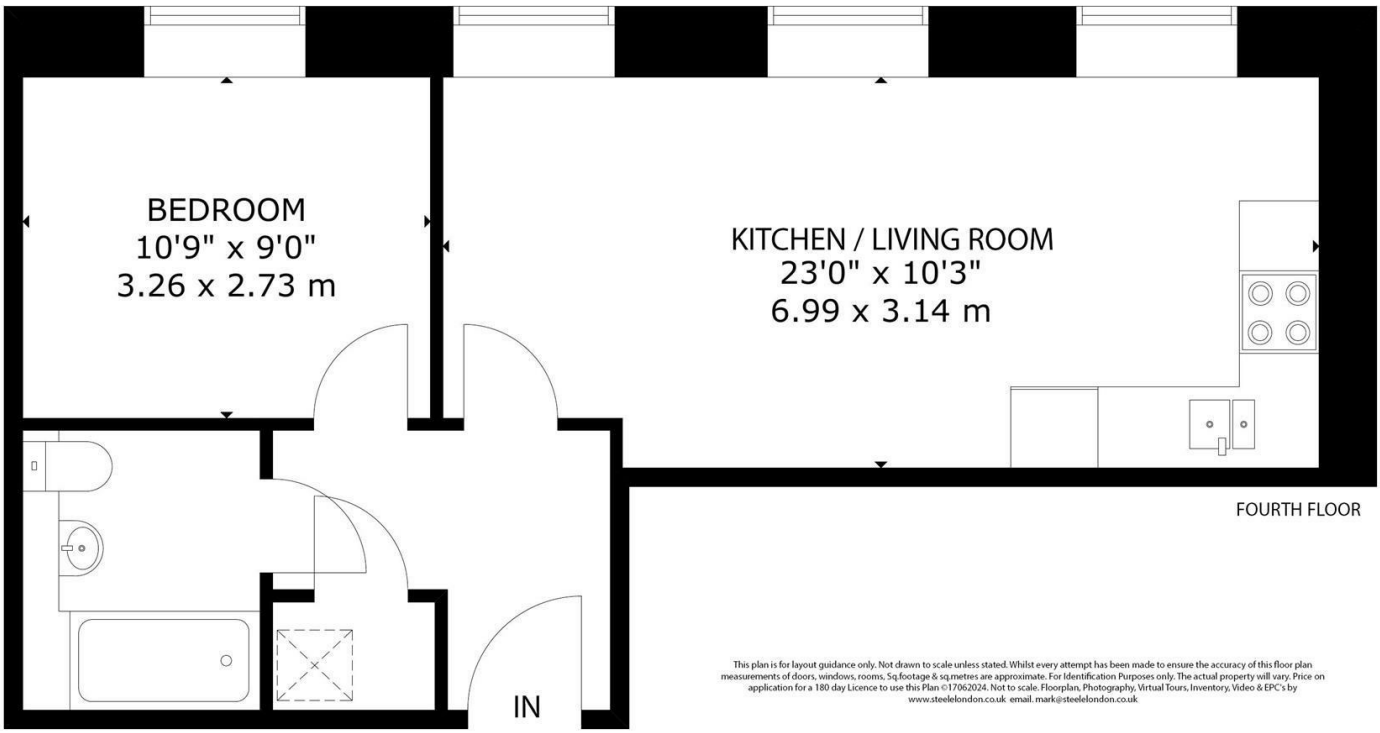
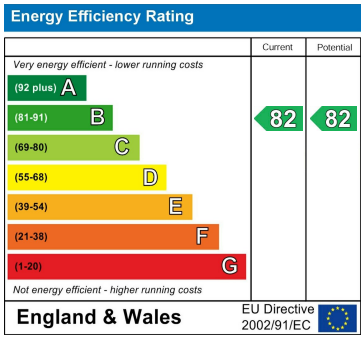
OCEAN HOUSE SM2
GROSS INTERNAL AREA
TOTAL: 42.sq.m - 452.sq.ft



FOURTH FLOOR

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.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©17062024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk



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