



Jewell Court, 91 Cheam Road, Sutton, SM1 2BE

Guide Price
£380,000 - £400,000

Disclaimer

These particulars are provided in good faith for guidance only and do not form part of any offer, contract, or warranty. All descriptions, dimensions, and other details are given without responsibility and prospective purchasers or tenants must satisfy themselves as to their accuracy. Neither the agent nor the seller/landlord accepts liability for any error, omission, or misstatement.

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Please Quote For All Enquiries: WC0847

Modern 2 Bedroom, 2 Bathroom First Floor Apartment with Balcony, Parking & Extended Lease

A bright and well-proportioned first-floor apartment, this modern two-bedroom home offers two en suite bathrooms, a separate guest WC, and a fantastic south-facing reception room opening to a west-facing balcony. With allocated parking, communal gardens and a newly extended lease (with no ground rent), this property is offered to the market with vacant possession — ready for immediate occupation.

Inside, the reception room enjoys excellent natural light throughout the day and opens onto a private balcony with leafy outlooks. The separate fitted kitchen provides good storage and workspace, designed with both practicality and ease of use in mind. Both double bedrooms benefit from their own en suite bathrooms, ensuring privacy and convenience, while a further WC is ideal for guests.

The development itself is well-maintained, with secure entry, landscaped communal gardens, allocated parking and additional bike storage. Located within easy reach of local amenities and transport links, it makes a practical choice for both owner-occupiers and investors alike.

Call now to arrange a viewing and secure this well-located apartment with no onward chain.





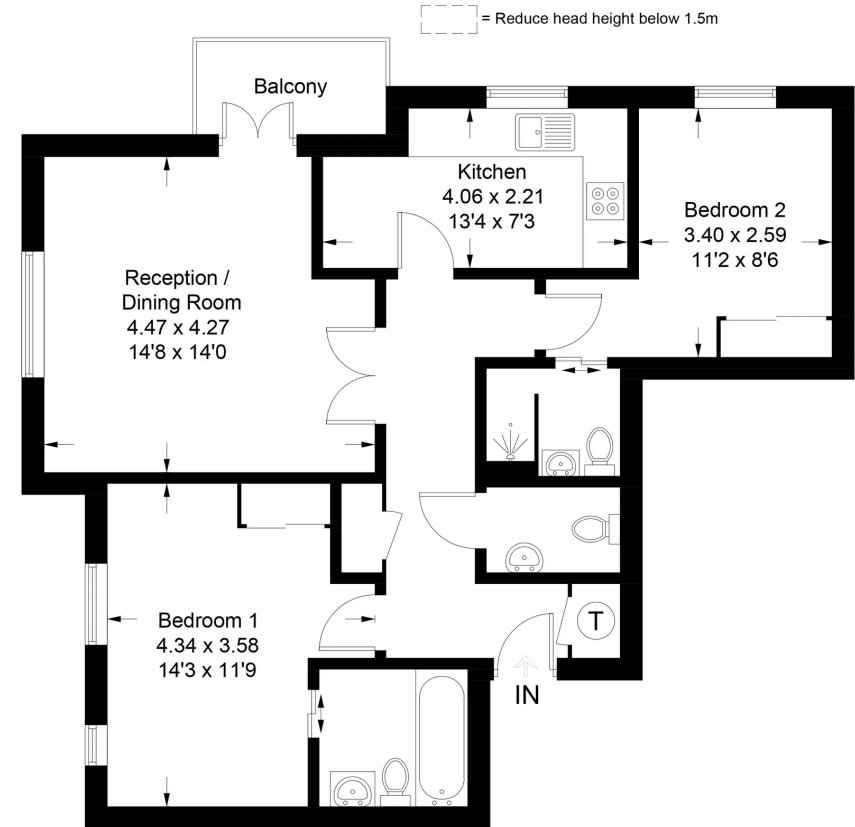
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Cheam Road

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



First Floor

Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2

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