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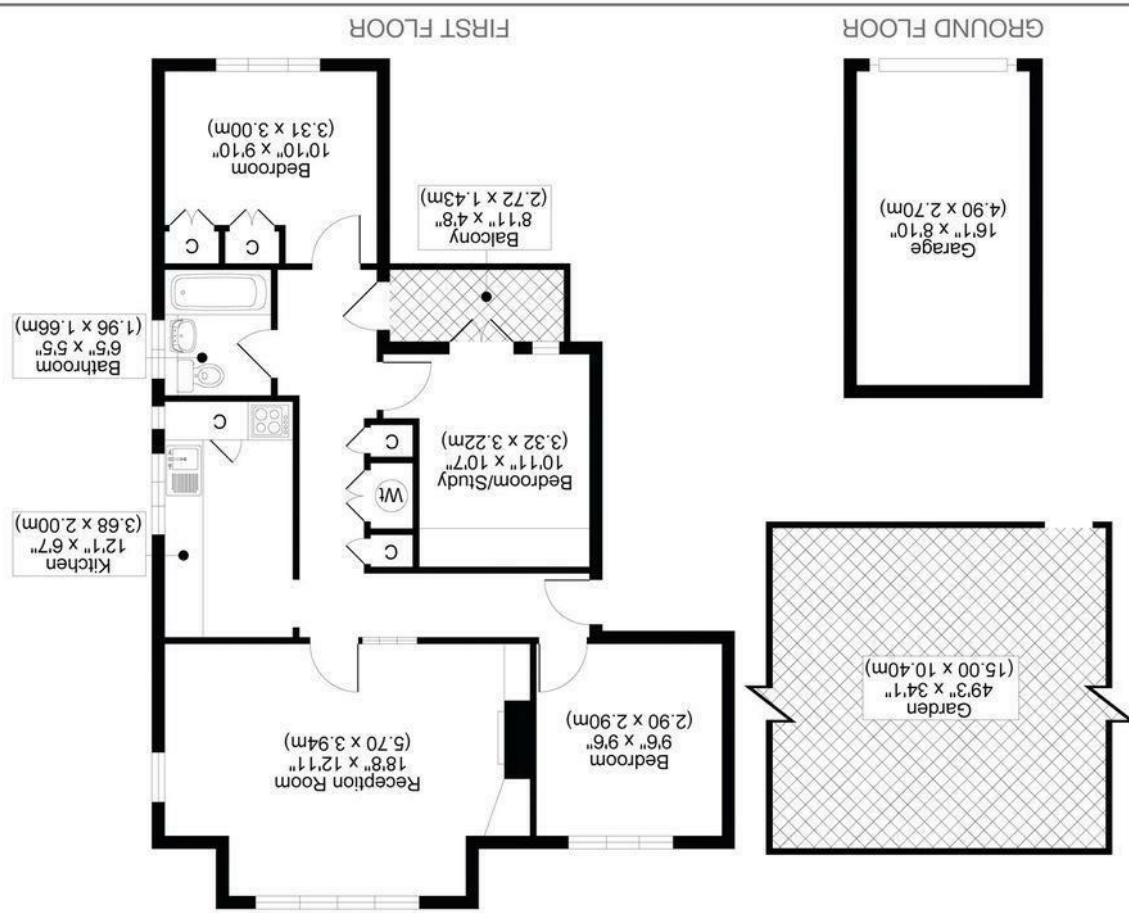
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HEREFORD COURT, WORCESTER ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 941 SQ.FT (87 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 798 SQ.FT (74 SQ.M)



CHRISTIES



****GUIDE PRICE £425,000 - £450,000****

A FANTASTIC OPPORTUNITY TO PURCHASE THIS STUNNING 3-BEDROOM APARTMENT LOCATED JUST 0.7 MILES FROM BOTH SUTTON & CHEAM RAIL STATION IS OFFERING SOUTHERN SERVICES TO LONDON. SUTTON & CHEAM BOTH HAVE A HOST OF LOCAL AMENITIES INCLUDING, RESTAURANTS, BAKERY'S, LOCAL SHOPS, AND PLENTY MORE!

THE PROPERTY OFFERS FANTASTIC SIZED ACCOMMODATION THROUGHOUT STARTING WITH A SPACIOUS LOUNGE/DINER PROVIDING EXCELLENT ENTERTAINMENT SPACE. THE KITCHEN IS MODERNIZED WITH SOME APPLIANCES AND PLENTY OF BUILT CUPBOARDS.

THERE ARE THREE EXCELLENT SIZED BEDROOMS, WITH BEDROOM TWO CURRENTLY BEING USED AS A STUDY HAS ACCESS TO THE FANTASTIC BALCONY.

THE PROPERTY ALSO BENEFITS FROM A BEAUTIFUL PRIVATE GARDEN, LARGE LOFT SPACE AND GARAGE.

CALL ONE OF OUR EXPERT SALES TEAM ON 020 8643 7777 TO ARRANGE A VIEWING.

GROUND RENT: £17 PER ANNUM.
ANNUAL MAINTENANCE: £250 PER ANNUM
LEASE REMAINING: 935

- LARGE LOFT
- PRIVATE GARDEN
- 3 FANTASTIC BEDROOMS
- SOME WORK REQUIRED
- EPC RATING E
- COUNCIL TAX BAND D

