



17 York Road

Cheam, Sutton, SM2 6EZ

Asking price £275,000

Sold with no onward chain! This conveniently located bright, spacious, and appealing One Double bedroom ground floor apartment is ideally positioned for ease of access to both Sutton Town center & Cheam Village with their mainline train stations. Benefiting internally from a large lounge with floor-to-ceiling windows and direct access to the private terrace. There are two internal hallways with double-size fitted storage cupboards. The kitchen is modern in design with excellent storage and food preparation space with a pleasant rear aspect. A front aspect bedroom with fitted wardrobes plus a white bathroom suite with power shower and obscure glazed window. Set within a small residents run block of just 9 apartments with a private garage, maintained communal grounds, a long lease, and low service charges.

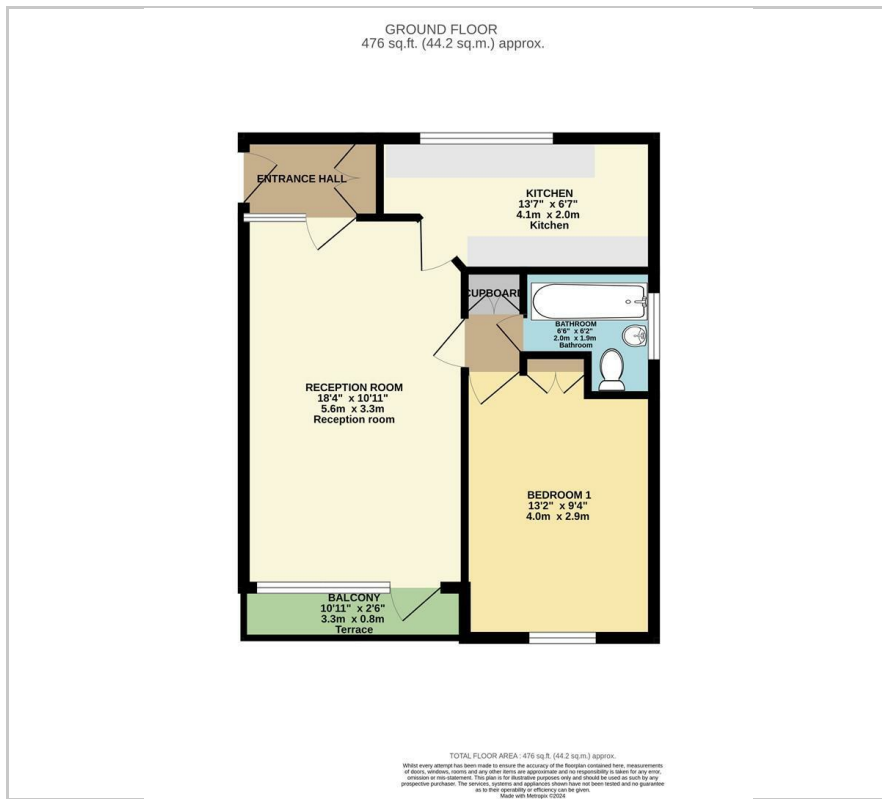
- Ideal first time purchase or buy to let investment
- Currently tenanted generating £15,000 pa
- Highly sought after tree lined location
- Small residents run development with share of freehold
- Modern Kitchen & Bathroom
- Fully double glazed & Gas central heating
- Private garage
- Direct terrace / balcony access
- Over 44 sqm of accommodation
- No onward chain

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



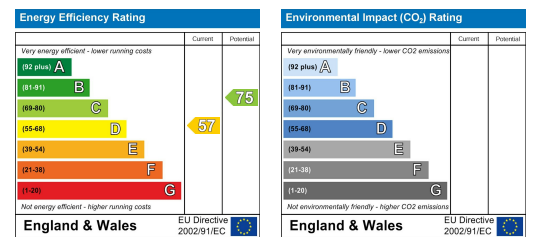
Floor Plan



Area Map



Energy Efficiency Graph



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