



8 Carisbrooke Court Station Approach, Cheam, Sutton, SM2 7BN

Offers over £245,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this well presented, one bedroom ground floor apartment, situated in a sought after block and benefitting from a modern kitchen and bathroom, a 16ft lounge/diner, allocated parking and a share of the freehold.

Cheam Station is a stone’s throw away from the property and runs direct services in to both London Bridge and London Victoria making it perfect for commuters. A short walk from the property is Cheam Village offering a whole host of shops, restaurants, entertainment & leisure facilities. Schools in the area consist of Cheam Field, Cheam High School, St Dunstan's Primary School and Homefield Preparatory just to name a few.

Accommodation

Security entry phone system and door to..

Communal entrance, wooden front door to..

Spacious entrance hall
Oak flooring, double panel radiator, large storage cupboard, wall mounted entry phone, dado rail, wall mounted thermostat.

Lounge/diner
Large UPVC double glazed window to rear aspect, double panel radiator, oak flooring, coved ceiling.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset four ring gas hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashback, wall mounted boiler, UPVC double glazed window to side aspect, coved ceiling.

Bedroom
UPVC double glazed window to front aspect, double panel radiator, oak flooring.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment with screen at side, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, decorative tiled flooring, heated towel rail, extractor fan.

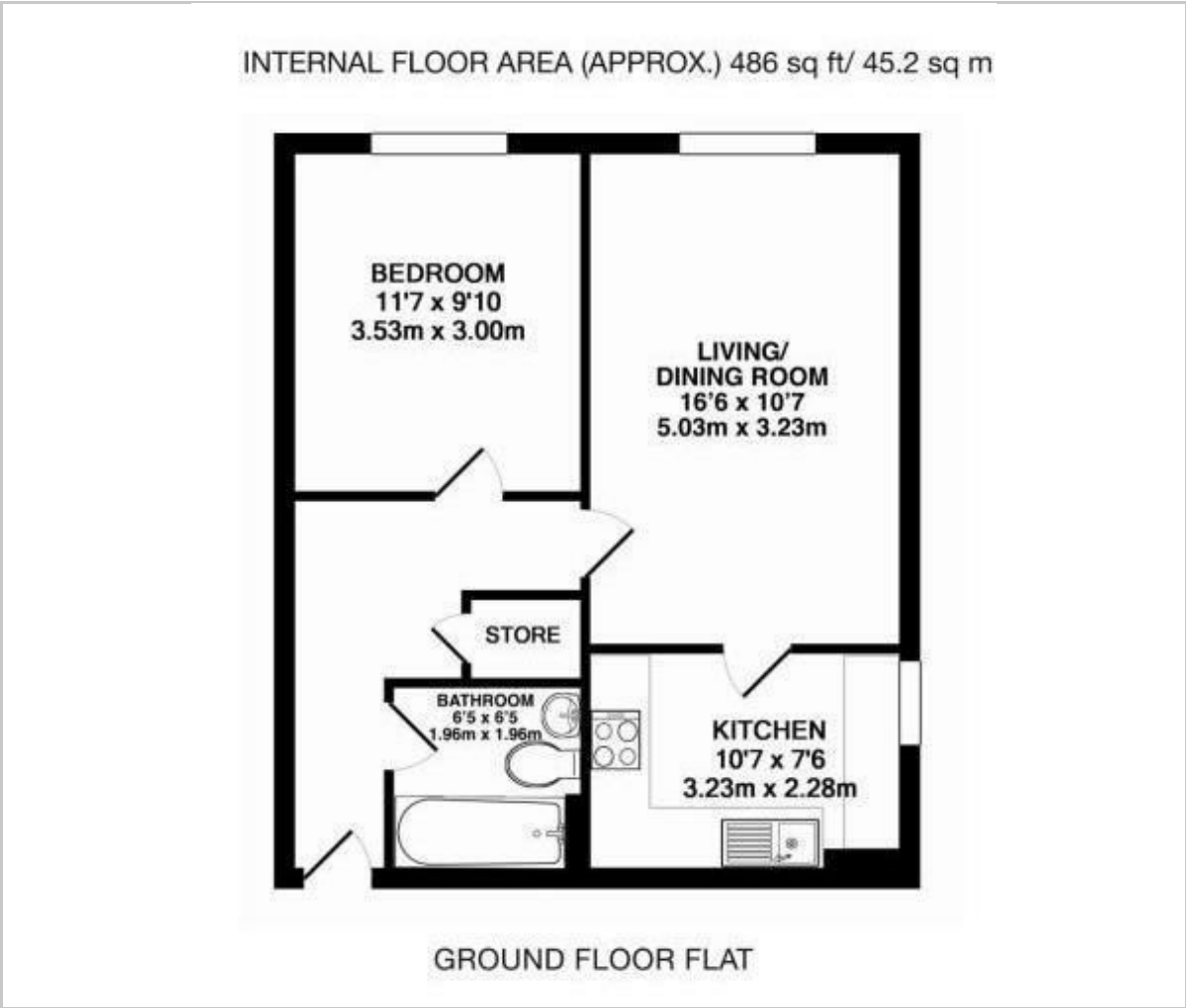
Outside
Well kept communal grounds and allocated parking.







Floor Plan

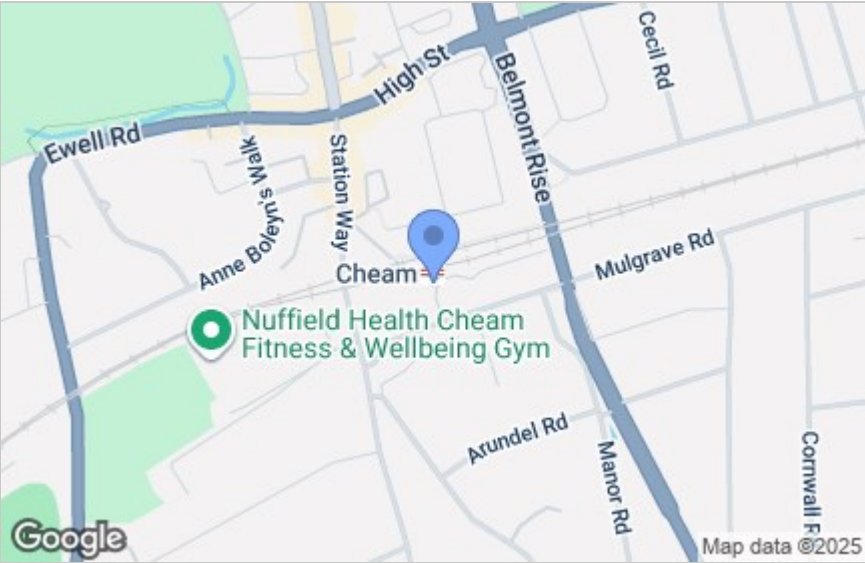


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

