



barnard marcus

**Briar Court, London Road, Cheam, Sutton, SM3 8JE**

**welcome to**

**Briar Court, London Road, Cheam, Sutton**

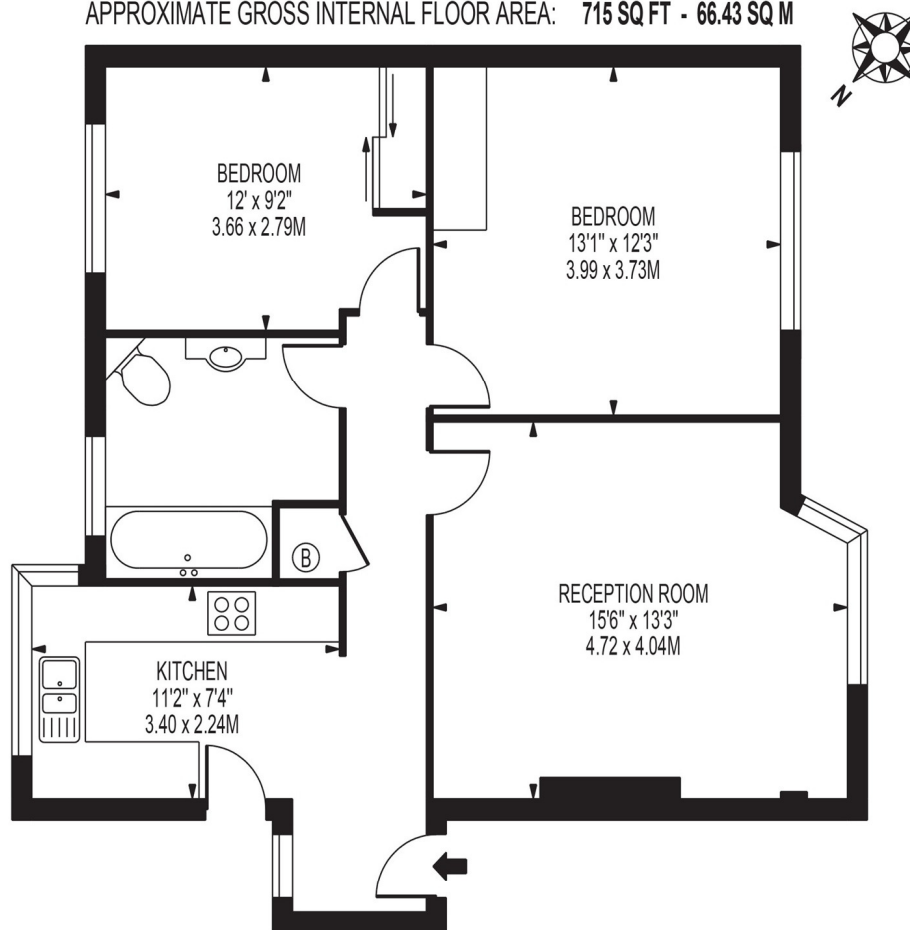
A beautifully presented two bedroom ground floor apartment in a popular development. This lovely flat enjoys generous room sizes, a modern & stylish kitchen and bathroom. There is car parking on a first come, first served basis, local shops and public transport are close by. Early viewing is advised





## BRIAR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.43 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A beautifully presented two bedroom ground floor apartment in a popular development. This lovely flat enjoys generous room sizes, a modern & stylish kitchen and bathroom. There is car parking on a first come, first served basis, local shops and public transport are close by. Early viewing is advised.

The apartment comprises of two double bedrooms both with built in wardrobes, open plan kitchen with direct access to the communal gardens, large bathroom, in built storage throughout, large reception with front bay, double glazing, gas central heating and parking strictly for residence only. This property would be perfect for first time buyers and would attract an abundance of tenants for investors alike.

**welcome to**

## **Briar Court, London Road, Cheam, Sutton**

- Two Double Bedrooms
- Ground Floor Apartment
- Parking For Residents
- Close To Local Amenities
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: C

# £315,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
WCP106747 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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