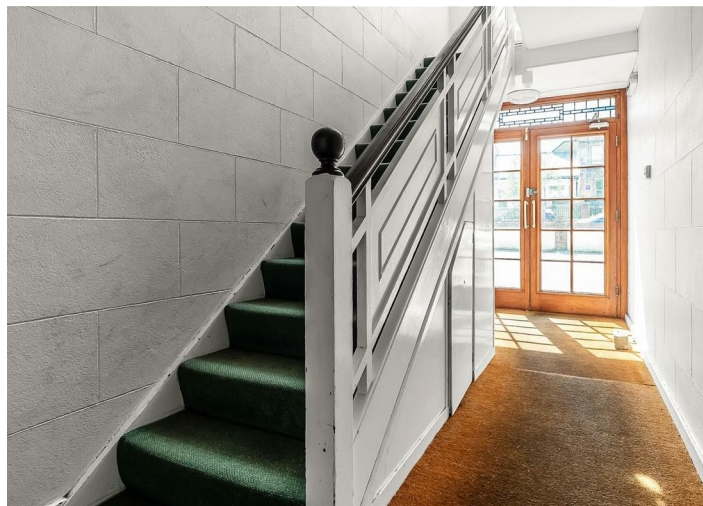
 Cheam Road, Sutton, Surrey  
Guide Price £300,000 - Leasehold



**WILLIAMS  
HARLOW**























Williams Harlow Cheam - PRICED TO SELL. A two bedroom ground floor flat, in a superb Sutton town centre location. Needing some modernisation it has the natural character and potential to be stunning. Direct access to the communal gardens and parking to the front, you can stroll into Sutton at your will and dine or shop at your leisure. Offered without an onward chain and ready to view, call now.

## The Property

Ground floor mansion flat with direct access to communal garden. Two bedroom, lounge, bathroom and kitchen with a hallway providing an easy layout. The property requires modernisation after being let for some time but offers character features and could be spectacular.

## Outdoor Space

Parking to the front and a communal garden to the rear, which is accessed directly from the property. Should you want a spot for the morning coffee and just to fling open the doors and windows in summer then this is perfect.

## The Area

Right in the heart of Sutton town centre, this property has access to all the shops, restaurants and trains within minutes. Sutton High is just across the road.

## Why You Should View

Whether you seek a property to live in or an investment for the future, this flat is excellently located and has the bones of something special.

## Pointers

Two Bedrooms - Ground Floor - New Lease - Walking Distance from Sutton High Street - Excellent Potential - No Onward Chain - Direct Access to Communal Gardens - Great Investment or Home

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18.  
St Philomena's - Catholic State - 11 - 19.

Cheam High School - State - 11 - 19.  
Sutton Grammar - State - 11 - 19.  
Robin Hood Infants and Junior - State - 3 - 11  
Homefield prep - Fee paying - 4 - 14  
Westborne infants and junior - 3 - 11

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
213 - Kingston To Sutton  
151 - Wallington to Worcester Park

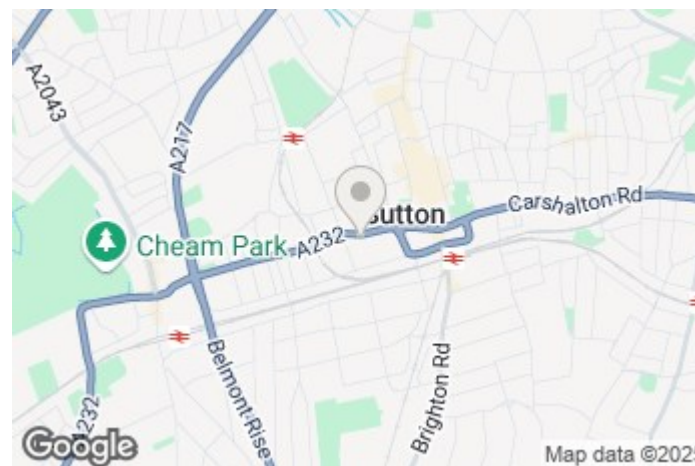
## Council Tax and EPC

B and C

## Lease and Charges

Lease In the process of being renewed.

£110 Maintenance and Ground Rent PCM





Cheam Office

Call: 020 8642 5316

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SM3 8BH

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## CROMER MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.38 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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

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