



barnard marcus

Cypress Court Cheam Road, Sutton SM1 2SU



welcome to

Cypress Court Cheam Road, Sutton

A well-presented and spacious one-bedroom ground floor flat, ideally located just a stone's throw from Sutton Station and the High Street, offering an exceptional blend of convenience and tranquillity. Set within a quiet, tree-lined road, the property enjoys a peaceful residential setting while remaining moments from a wide array of shops, restaurants, and excellent transport links.

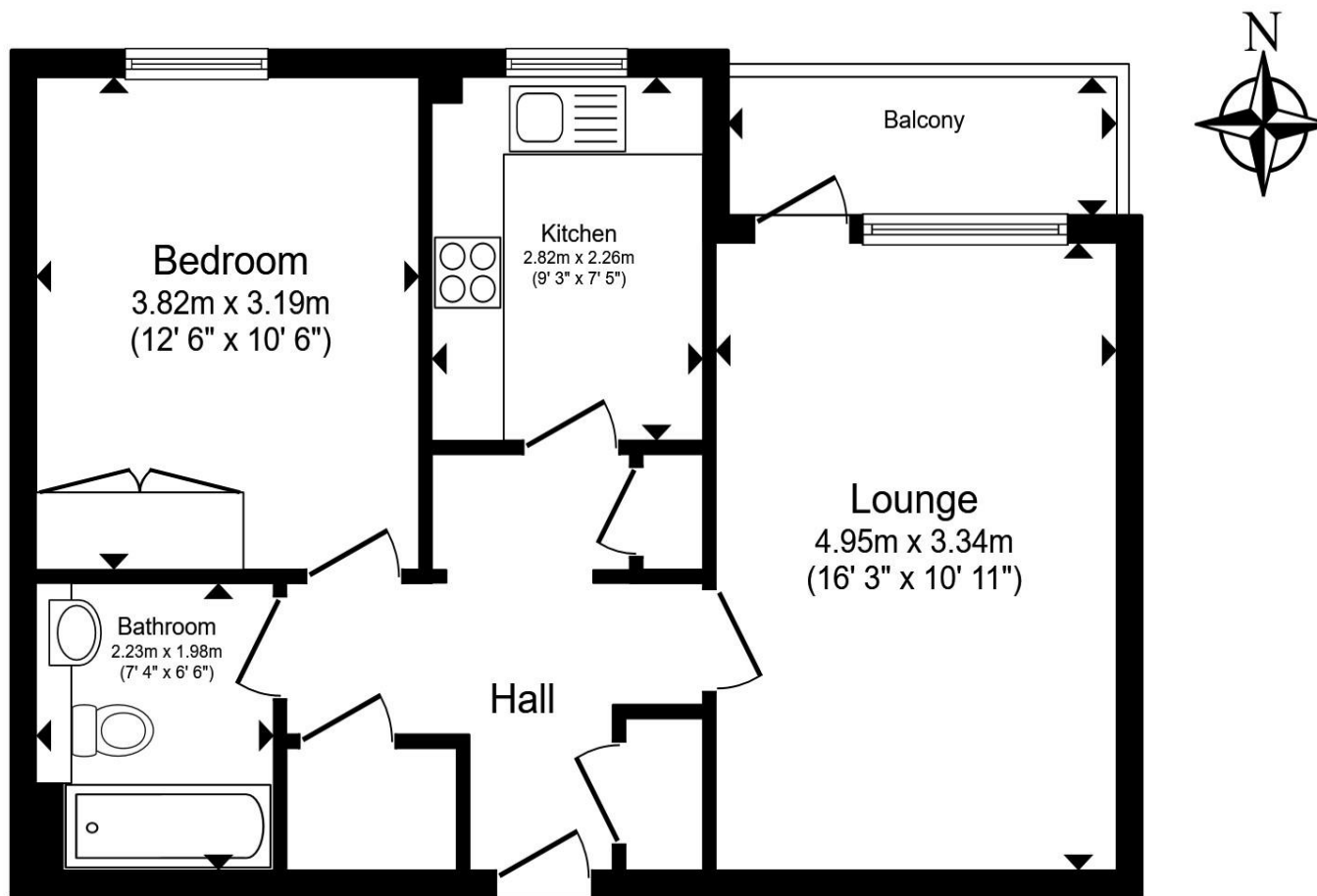
The accommodation is well-proportioned throughout, featuring a generous living room measuring approximately 4.95m x 3.34m, with direct access onto a private balcony - perfect for relaxing or entertaining. The separate kitchen is neatly arranged and functional, while the double bedroom (approximately 3.82m x 3.19m) offers ample space for furnishings. A well-appointed bathroom and welcoming hallway complete the internal layout.

Further benefits include allocated off-street parking, low maintenance/service charges, and a long lease, making this an attractive purchase for both first-time buyers and investors alike. The property also benefits from a practical and efficient floor plan, maximising living space and storage.

This is a rare opportunity to acquire a well-located and comfortable home in one of Sutton's most sought-after positions, combining excellent transport connectivity with a peaceful, leafy outlook.

Early viewing is highly recommended to fully appreciate everything this superb flat has to offer.





Ground Floor

Total floor area 50.9 m² (548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Cypress Court Cheam Road, Sutton

- Prime location close to Sutton Station & High Street
- Quiet, tree-lined residential road
- Spacious ground floor apartment
- Generous lounge with balcony access
- Private balcony ideal for relaxing

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 989.26

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111283](https://www.barnardmarcus.co.uk/Property/SUT111283)



Property Ref:
SUT111283 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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