

North Cheam

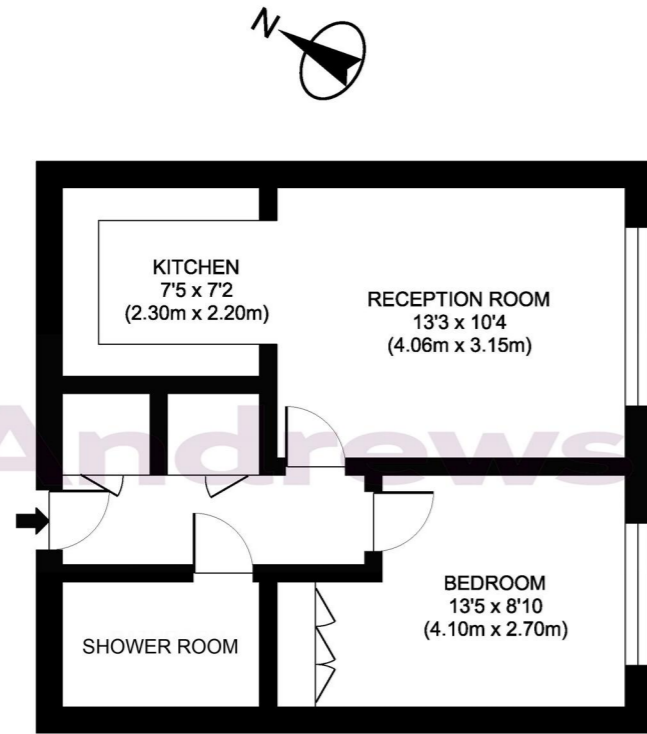
0208 644 1241  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B		82	
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Brook Court, 78 Wordsworth Drive, North Cheam, SM3  
Gross internal area 430 ft/40 sq metres

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

**The Andrews Small Print**

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

**Disclaimer**

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated - they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



**Wordsworth Drive, Cheam**  
Surrey, SM3 8HH

£145,000



Energy Efficiency Rating: B

## A retirement apartment in a select development which caters for the over 60s with no onward chain available now.



Located just off the London Road, North Cheam High Street offers many different shops and restaurants with most tastes in food being catered for. Sainsbury Super store is located with 0.5 miles and you're only 0.02 miles from the famous Nonsuch Park. This is a specialist Retirement/sheltered housing development of 39 flats, built in 1989 for the over 60s.

Exclusive to Andrews a 2nd floor one bedroom retirement apartment which is located in a popular development in central North Cheam. Comprising; living room, kitchen with views onto the communal gardens, bathroom with electric shower and a double bedroom with built in wardrobes.

These properties also benefit from a residents lounge, visitors room, communal kitchen for visitors, lifts to all floors, security entry phone as well as an emergency alert pulley cord systems so attention can be sought should a resident need assistance .

The property comprises double bedroom with built-in wardrobes, lounge/diner, kitchen and bathroom.

As a resident you will also be able to enjoy socialising with the other residents in the communal lounge and venture into the well stocked communal grounds. The property also has the added benefit of communal parking, guest suite, residential manager and security phone system.





All viewings are strictly by appointment only through Andrews Estate Agents , North Cheam Branch.



### Summary

- Retirement Home with no chain
- 2nd Floor with views over the communal gardens
- Lift
- Lounge/Diner
- Kitchen
- Bedroom with storage.
- Modern bathroom
- Residents Communal Lounge
- Communal Gardens
- Communal Parking for visitors
- Guest Suite, residence kitchen and lounge.
- Duty Manager on shift

### Highlights

-  430sq ft / 40sq metres
-  Within 1.2 miles to Worcester park Station, 1.6 miles to West Sutton station, within 2.0 miles to Stoneleigh station.
-  Costa coffee  
Sainsburys starbucks
-  Within 0.4 miles to Cheam Leisure centre, within 0.5 miles to Fairlands Park.

**Interested in this property?**

For viewings and advice please get in touch with our North Cheam branch on 0208 644 1241