







Flat 12A Briar Court, 440 London Road, Cheam, Sutton, SM3 8JE

2 1 1

£250,000

WH WATSON HOMES
Estate Agents

*** PRICED FOR A QUICK SALE *** A spacious two-bedroom apartment located on London Road in the charming area of Cheam, Sutton. This ground floor residence offers a delightful living experience in a sought-after location.

As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting space. The two generously sized double bedrooms are perfect for comfortable living.

The modern fitted kitchen is designed with both style and functionality in mind. The layout of the apartment ensures a seamless flow between the living areas, creating an ideal environment for both everyday living and hosting guests.

One of the standout features of this property is the stunning communal gardens, which provide a serene escape from the hustle and bustle of city life.

Situated in a great location, this apartment offers easy access to local amenities, transport links, and the vibrant community of Cheam. Whether you are looking for a new home or an investment opportunity, this property presents an excellent choice for those seeking comfort and convenience in a picturesque setting. There

Accommodation

Hallway
Grey laminate flooring, radiator, UPVC double-glazed window, and a useful storage cupboard provides additional household storage.

Kitchen
The modern kitchen is fitted with grey slate floor tiles and stylish grey high-gloss work surfaces. White glossy wall and base units with stainless steel handles offer ample storage, complemented by an integrated stainless steel sink with a chrome mixer tap. The kitchen benefits from a UPVC double-glazed window and includes an integrated New World oven, hob and extractor fan, as well as an integrated dishwasher and washing machine. There is also space for a fridge freezer. A UPVC double-glazed door provides access to the outdoor area.

Lounge
The spacious lounge features grey laminate flooring and a UPVC double-glazed window, allowing plenty of natural light into the room. A radiator provides warmth, while an attractive electric fireplace with surround and hearth creates a focal point. The room is finished with a contemporary chrome ceiling light.

Bedroom One
The principal bedroom is fitted with a soft grey carpet and benefits from a UPVC double-glazed window and radiator. Built-in storage units with stylish chrome round handles provide excellent wardrobe and storage space.

Bedroom Two
The second bedroom also features grey carpeting, a UPVC double-glazed window and a radiator, making it a comfortable and versatile room suitable for a variety of uses.

WC
The separate WC is finished with dark grey laminate flooring and includes a modern wall-mounted toilet with a push-button flush. A UPVC double-glazed window provides natural light and ventilation.

Bathroom
The bathroom is fitted with a UPVC double-glazed window and comprises a freestanding wash hand basin with a chrome mixer tap. The bath features a chrome mixer tap and shower attachment above, complete with a glass shower screen. A heated towel rail adds both comfort and practicality.

A fire escape leads to some outdoor space.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



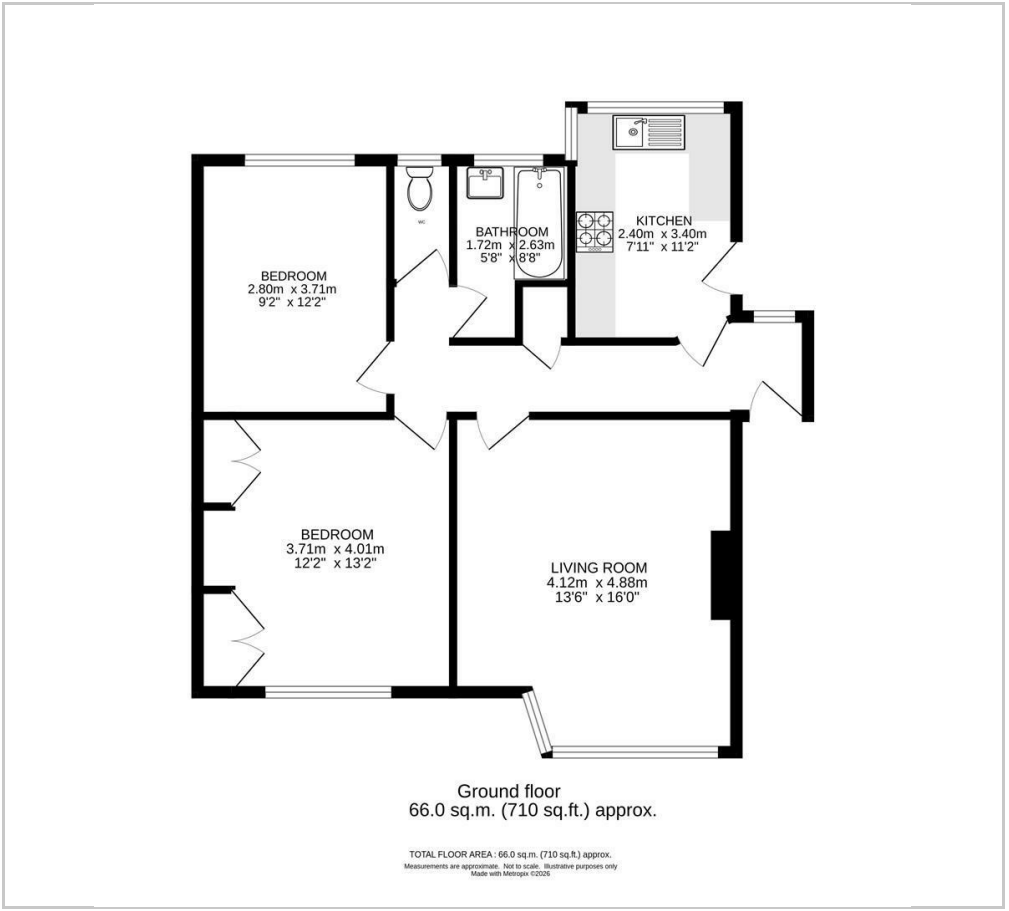


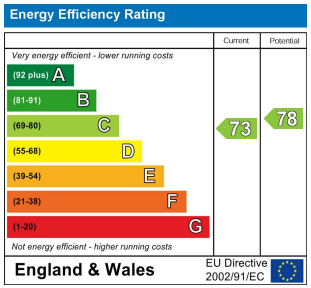





FOR SALE
WATSON
HOMES
020 3196 1686
www.watsonhomesproperty.com
BRIAR COURT
Flats 1 - 18 and 19 - 24
440 London Road, North Cheam
NO PARKING
PRIVATE

Floor Plans





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.

Additional Information

There is a Worcester combi boiler it is 8 years old and it has a full service record.

The seller lives at the property and is downsizing he has found a property.

The property is on the ground floor.

There is residents parking.

Leasehold with 101 years remaining.

Service Charge - £3,760 per annum

Ground Rent - £200 per annum

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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