Ware Court St. Albans Road, Cheam Sutton SM1 2JH
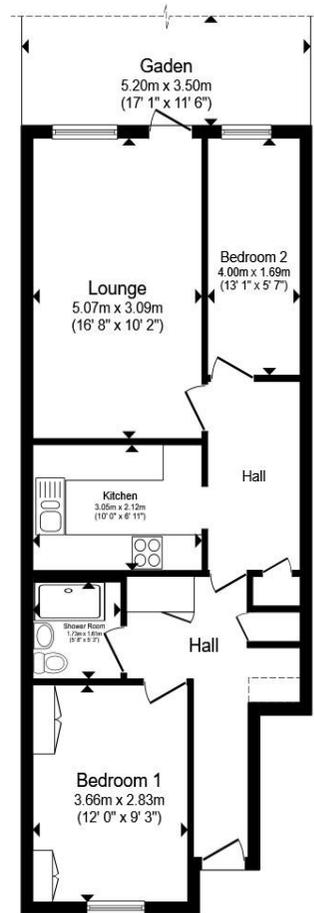
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welcome to

Ware Court St. Albans Road, Cheam Sutton

Set within Ware Court on St Albans Road, this well-presented two bedroom ground floor maisonette offers an easy, low-maintenance layout with the added benefit of its own private garden. The reception room is a comfortable space to relax or entertain, with plenty of natural light and a straightforward flow through to the kitchen. Both bedrooms are well-proportioned for a home office set-up, guests, or sharers, while the shower room is neatly finished and practical for day-to-day living.

Outside, the garden is a real advantage for a property of this type - ideal for a morning coffee, summer evenings, or a bit of planting without taking on a large upkeep. Positioned for access along St Albans Road, the flat is well placed for Sutton's amenities and transport links, making it a strong option for first-time buyers, downsizers, and investors alike.

Gaden
5.20m x 3.50m
(17' 1" x 11' 6")

N

Bedroom 2
4.00m x 1.69m
(13' 1" x 5' 7")

Lounge
5.07m x 3.09m
(16' 8" x 10' 2")

Hall

Kitchen
3.05m x 2.12m
(10' 0" x 6' 11")

Shower Room
1.73m x 1.61m
(5' 8" x 5' 3")

Hall

Bedroom 1
3.66m x 2.83m
(12' 0" x 9' 3")

Ground Floor

Total floor area 58.8 m² (633 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

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welcome to

Ware Court St. Albans Road, Cheam
Sutton

- Ground floor two bedroom maisonette
- Private garden with direct outdoor space
- Bright reception room for living and dining
- Separate fitted kitchen
- Modern shower room

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C   Service Charge: 999.29

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111097

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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