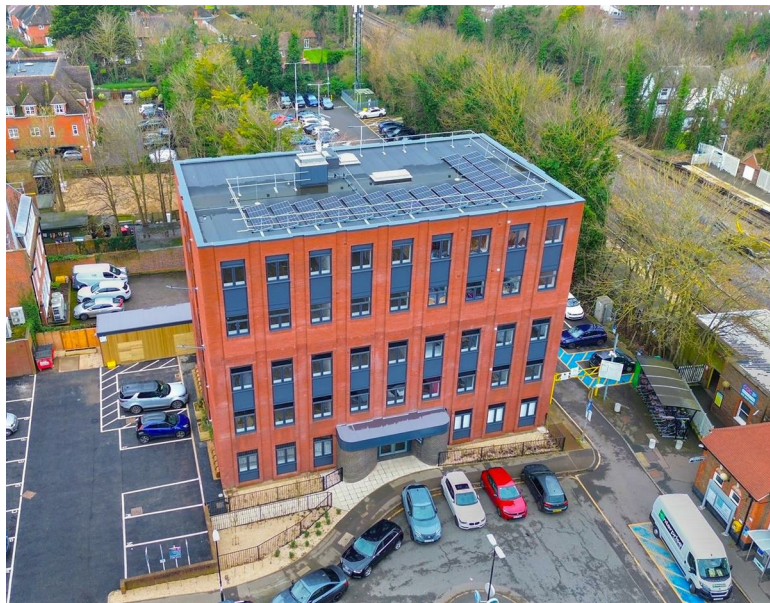


TURNERS



Ocean House, Station Approach, Sutton, SM2
£385,000 Leasehold - Share of Freehold

020 8687 9787 | iturnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

Opportunity to acquire a ground floor, two, double-bedroom apartment in this brand new share of freehold development in Cheam Village. Benefitting from low service charges, lift to upper floors, new build guarantee and being just a stones throw from Cheam station. Book to view today.

Cheam Life and Wellbeing

With, Nonsuch Park, Nutfield Health, and a number of local amateur sports teams, including Cricket, Hockey and a Golf Society; Cheam Village offers anyone looking to get fit, have fun and make new friends plenty of options. Of course there is also the option to indulge in a bit of r & r with David Lloyd health club and Cheam park both being in the vicinity.

Cheam - London Bridge: Approx 39 mins
Cheam - London Victoria; Approx 37 mins
Cheam - Dorking: Approx 24 mins
Cheam - Epsom: Approx 7 mins
Cheam - Sutton: Approx 3 mins

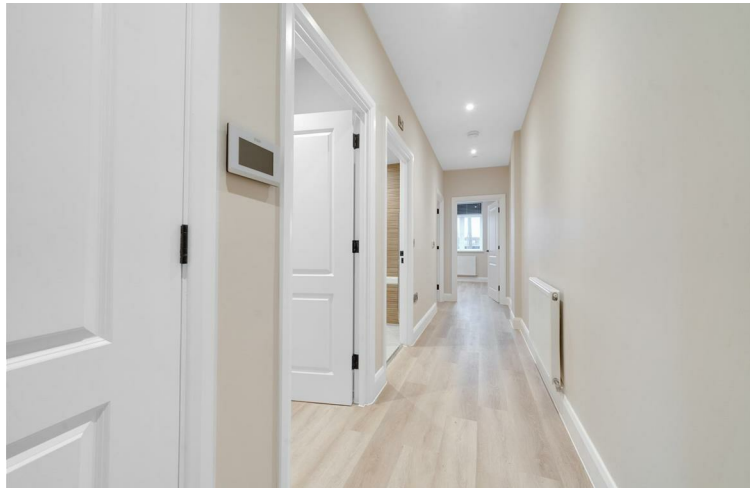
Contemporary Village Living with Premium Finishes

Ocean House Cheam presents a unique opportunity to own a modern, one or two-bedroom apartment in the heart of Cheam Village. Designed for light and space, each residence features high-spec appliances, Sierra Fresco LVT flooring, and bespoke interior details in timeless tones of chalk white, canvas, and cream.

Kitchens come equipped with Shaker-style cabinetry and quartz countertops, while bathrooms boast luxurious Laufen Pro fixtures and Porcelanosa tiling.

With excellent transport links at Cheam Station and an array of local amenities, these apartments offer the best of both convenience and comfort.

A number of properties in the development have already been sold and are already exchanging and completing, so don't miss out the opportunity to own a brand new apartment that offers contemporary living in a village setting.



Kitchen Specs

Shaker style kitchen units with soft close doors and drawers
 20mm Quartz worktop with 100mm upstand and splash back to hob
 Under Cabinet strip LED's
 Stainless steel sink and contemporary chrome mixer taps
 Integrated BOSCH appliances including oven, microwave, fridge freezer & dishwasher

Bathroom Specs

Designer Laufen Pro WC with concealed cistern and chrome dual flush plate
 Laufen Pro basin with chrome Hansgrohe basin tap and vanity unit
 Bespoke LED mirrored bathroom cabinet with lighting, with shaver socket
 Steel bath with bespoke bath panel
 Chrome towel radiator
 Bathroom will include shower screen fitted to bath
 Thermostatic mixer valve, bath spout and overhead shower
 Bathrooms with a walk-in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment
 Porcelanosa Ceramic Tiling with feature tiles
 Niche with LED lighting

General Specs

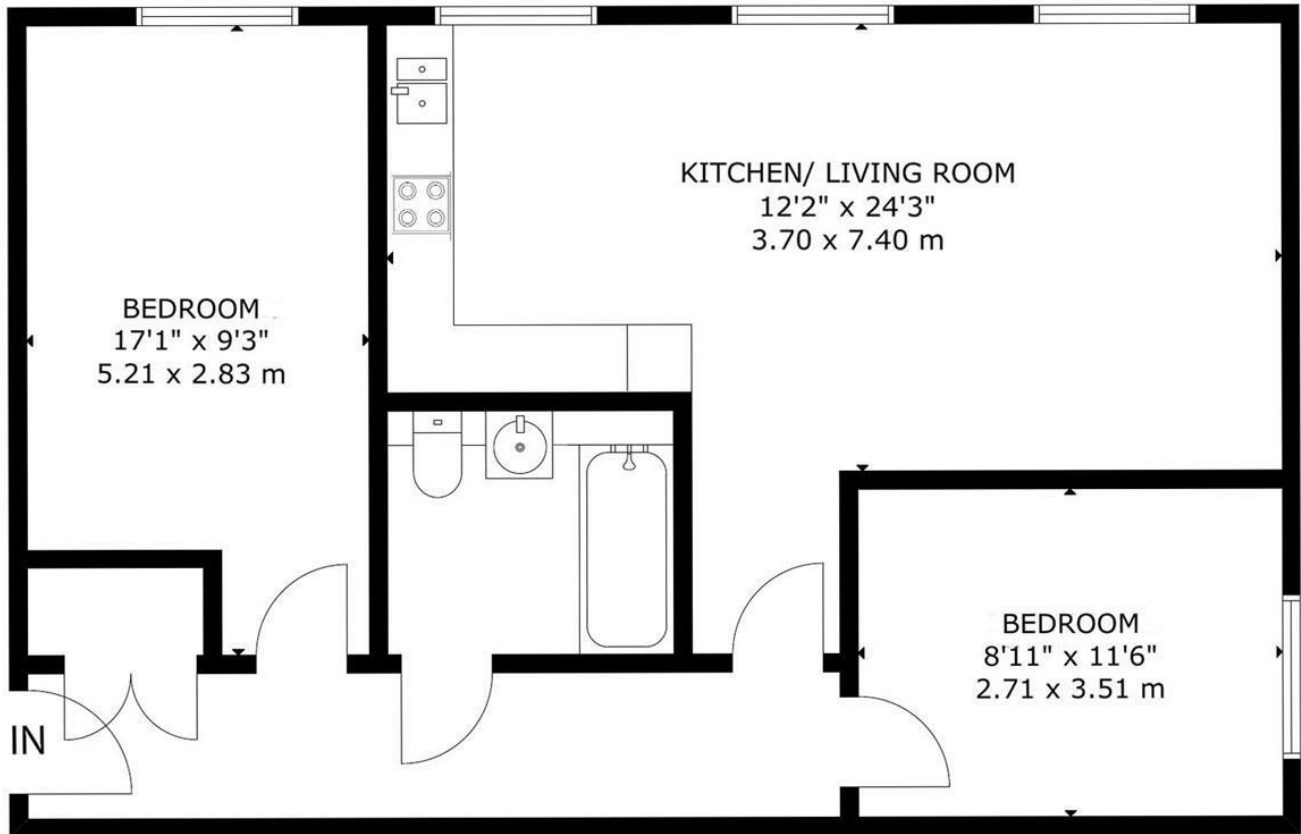
Free standing Bosch washer/dryer in store cupboard
 Sierra Fresco LVT flooring in hallway, kitchen, dining, bedroom and living areas
 Smart video door entry system
 Communal cycle storage
 10 years structural warranty
 Smart radiator throughout. Thermostatically zonal controlled locally & smart app
 Mains operated ceiling mounted smoke and heat detectors
 Provision for Sky-Q (without subscription) Full Fibre Optic cable ready,
 Brushed chrome switches and sockets
 CAT 5 Wired throughout at each TV point

Key Features

- 2 Bedroom Ground Floor Flat
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Excellent Transport Links & Local Amenities
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Share of Freehold / Low Service Charges
- 50% Now Sold stc



OCEAN HOUSE SM2
GROSS INTERNAL AREA
67.sq.m. - 717.sq.ft.



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©12062024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk

GROUND FLOOR

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