

TURNERS



£4000 Stamp Duty

OCEAN
HOUSE

n House Cheam



Station Approach, Cheam, SM2

£375,000 Leasehold - Share of Freehold

0208 687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

Limited Incentive – Up to £4,000 Stamp Duty Paid

Take advantage of this excellent incentive with up to £4,000 towards your stamp duty, available for a limited time to help you secure the property with reduced upfront costs.

Opportunity to acquire a 2nd 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.

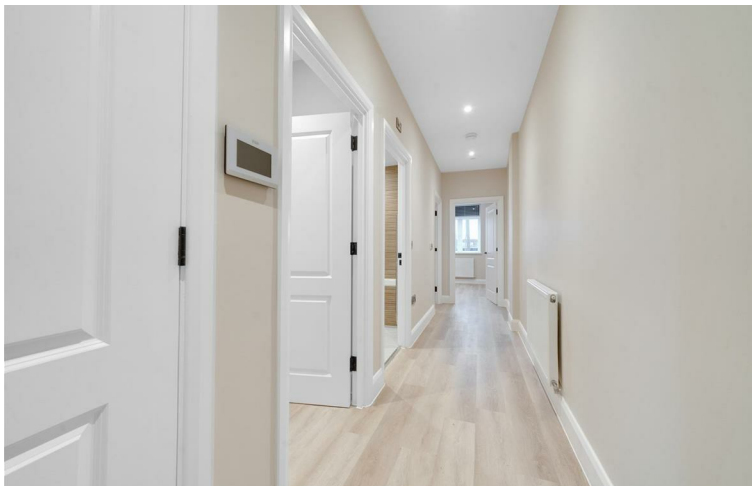
Cheam - London Bridge: Approx 39 mins

Cheam - London Victoria; Approx 37 mins

Cheam - Dorking: Approx 24 mins

Cheam - Epsom: Approx 7 mins

Cheam - Sutton: Approx 3 mins

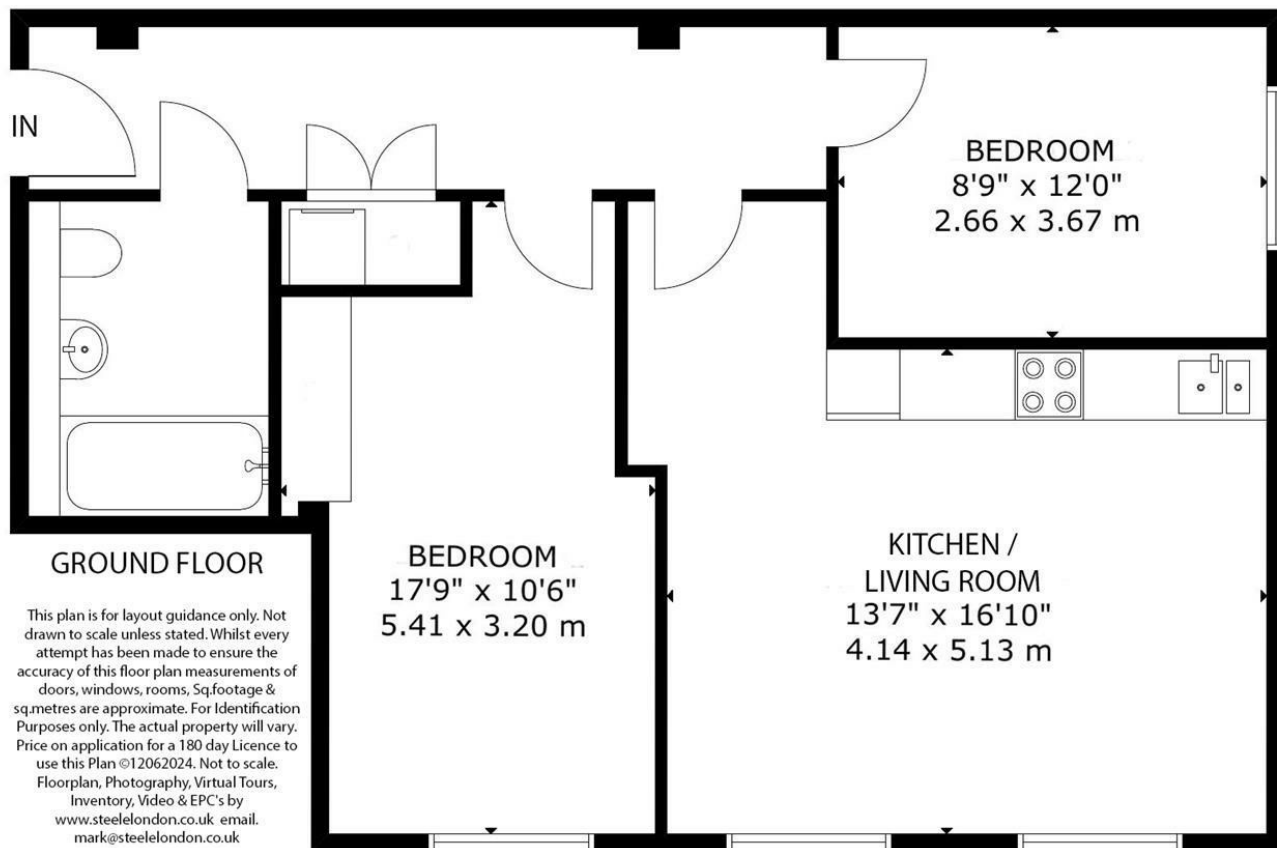


Key Features

- 2 Bedroom Ground Floor flat
- EPC rating C
- Council tax band C 2378.64
- Available now
- Unfurnished
- Close to Cheam Village
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- High Spec Finish Throughout



OCEAN HOUSE SM2
GROSS INTERNAL AREA
TOTAL: 62.sq.m - 672.sq.ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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