

LEASEHOLD



Apartment

# STAINES AVENUE, CHEAM SM3 9BG

Asking Price

# £360,000

## FEATURES

- Balcony
- Modern fitted kitchen
- First (top) floor
- Communal gardens
- Beautifully presented



# 2 Bedroom Apartment located in Cheam

Call us on

020 8546 7771

info@saxonkings.co.uk

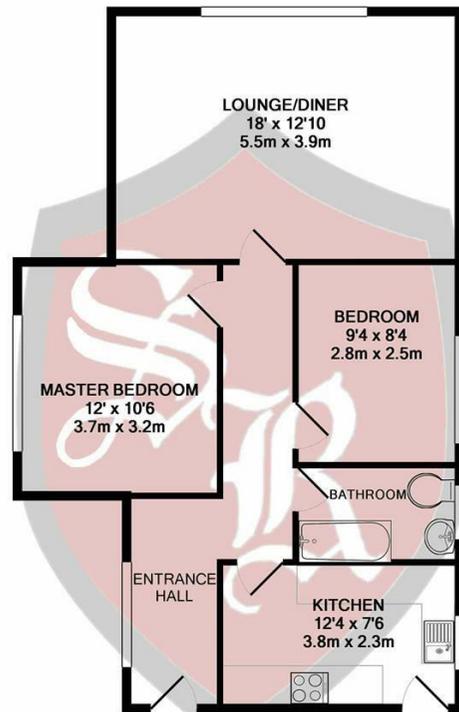
www.saxonkings.co.uk

Council Tax Band

C

Situated on the first floor in a quiet and well-regarded location in North Cheam, this bright and spacious two bedroom apartment features a welcoming entrance hall with useful space for shoes and coats, providing access to all rooms. The generous reception room benefits from excellent natural light and offers ample space for both living and dining areas. The separate kitchen is practical and well laid out, with plenty of storage and worktop space. From the kitchen, there is access to a balcony shared with just one other apartment, creating a pleasant outdoor space. A flight of stairs from the balcony leads directly down to the well-maintained communal garden, offering convenient access to green outdoor space. There are two well-proportioned bedrooms, including a principal bedroom with space for wardrobes, alongside a modern family bathroom.

The location is particularly convenient, with North Cheam's local shops, cafés, and amenities within easy reach. Excellent transport links include nearby bus routes and Cheam and Sutton stations, providing fast connections into central London. The property is also well placed for access to the A24 and A217, ideal for commuters. For leisure and recreation, the apartment is close to a number of green spaces, including Nonsuch Park and Cheam Park, offering scenic walks, playgrounds, and sports facilities.



ALLERTON COURT, SM3  
TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

