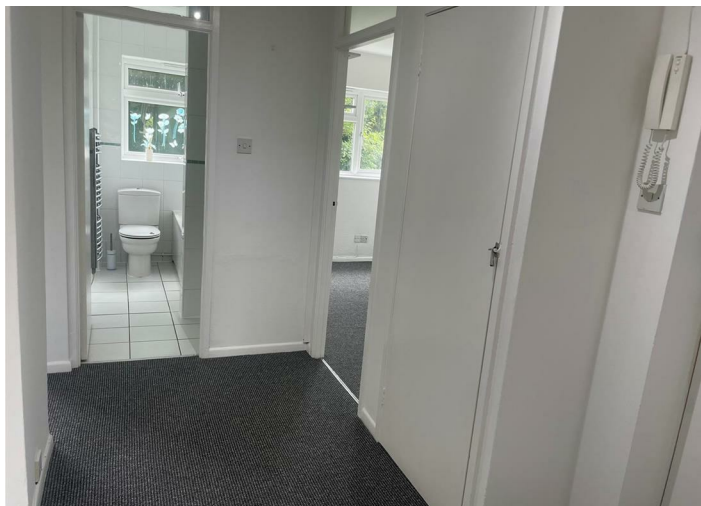
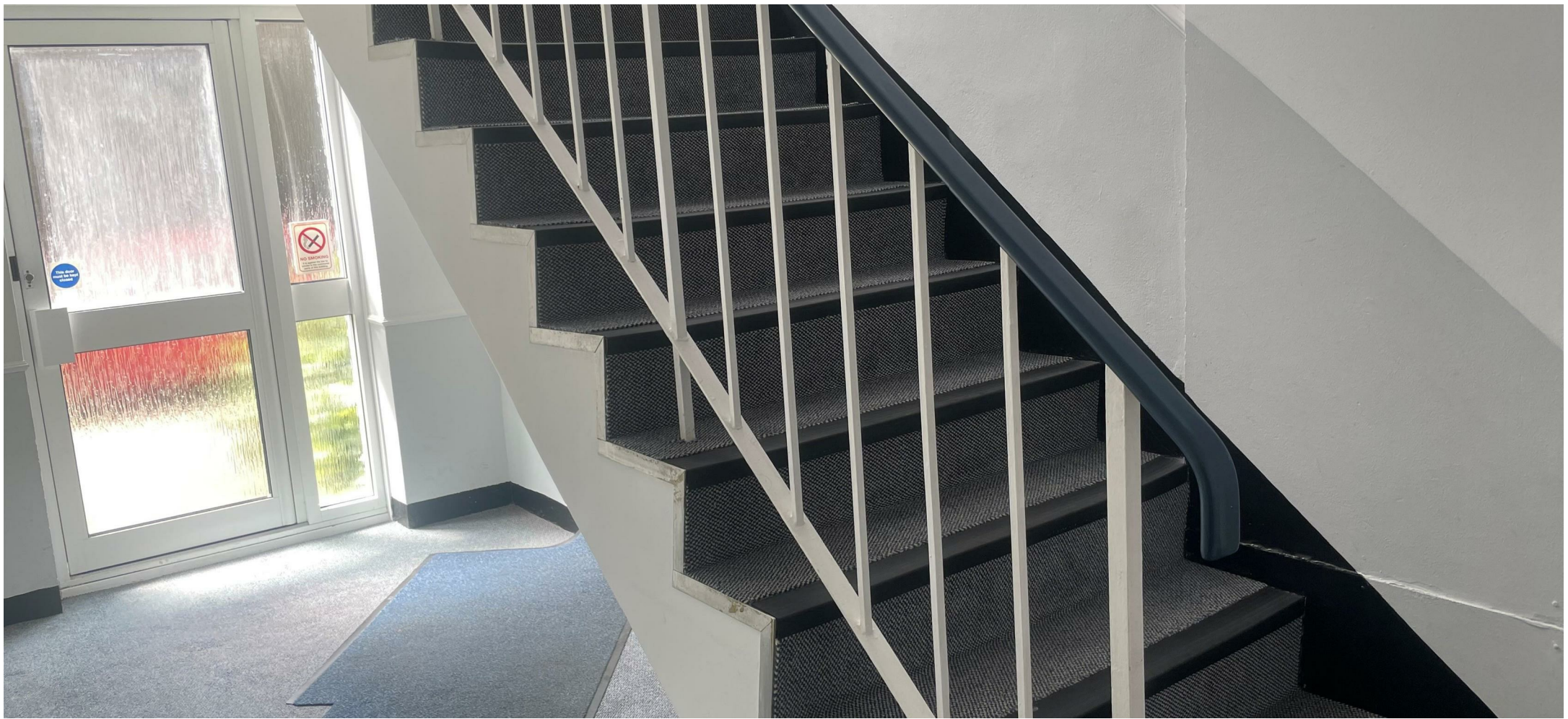




Camborne Road, South Sutton,
Offers In Excess Of £260,000 - Leasehold



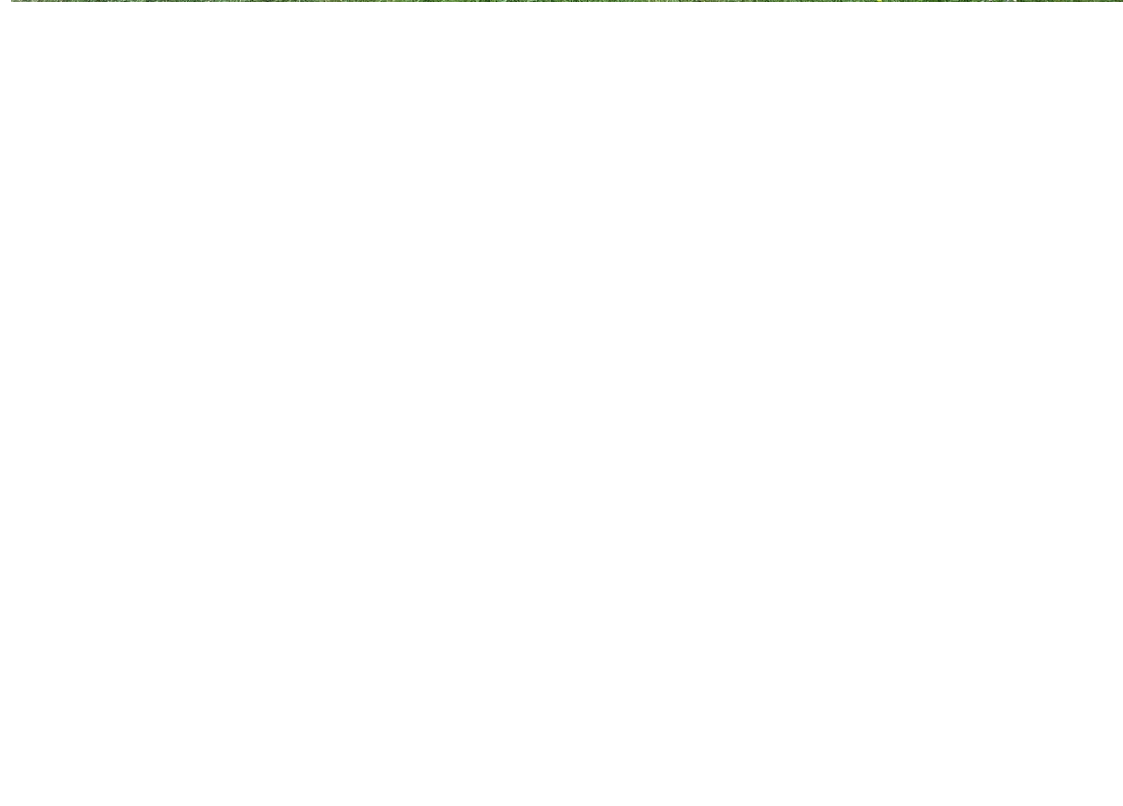
**WILLIAMS
HARLOW**











Williams Harlow Cheam - A ground floor purpose built flat set within an extremely well maintained block with pretty communal gardens surrounding the building. Located within one of the most prestigious Sutton postal districts and within a short walk to the local park, school and bus routes. Offered with a long lease, in good condition and without an onward chain; it is a superb buy. View ASAP.

The Property

A ground floor flat which is pleasingly straight forward. Two bedrooms, lounge, entrance hall, kitchen, bathroom. Presented in neutral colours with new carpet, a modern kitchen and a white bathroom suite, the property feels spacious and pleasant to be in.

Outside

Importantly the communal areas are very well maintained. You can tell the residents care for the property and are invested. There are picnic benches on the grass and the planting is shapely and looked after. A row of garages is also on site.

The Local Area

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary (which is rated as outstanding), the Harris Academy and grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast. Overton Road is a popular tree lined road, with Overton Park to one end and connecting roads to Sutton and Cheam the other, close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

Why You Should Buy

An exceptional purchase, this flat provides an ideal home or investment within a suitably sought after area. The tree lined roads of South Sutton are immediately evident and being yards of the local park enhances your everyday life. The long lease also uncomplacates future use, resulting in an attractive, well maintained, low cost home in an area which excels in lifestyle.

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Sutton Thames Link - Sutton to St Albans via City circa 40 mins
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier

Features

Two Bedrooms - Ground Floor - Kitchen - Bathroom - Entrance Hall - Communal Hall - Entry Phone System - Lounge - Communal Gardens

Benefits

Close To Park - Close To Bus Routes - Walk to Sutton Town Centre - Walk To Overton - No Onward Chain - Permit Parking - Long Lease

Lease and Costs

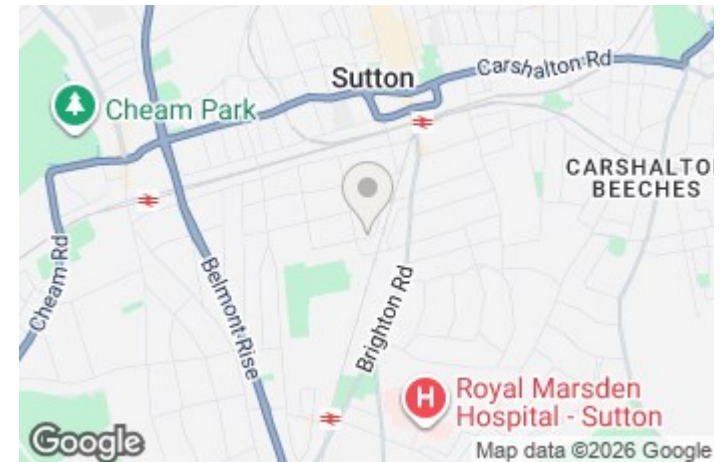
937 Years, £1056 Service Charges

EPC And Council Tax

D And C

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Lorraine Court

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft

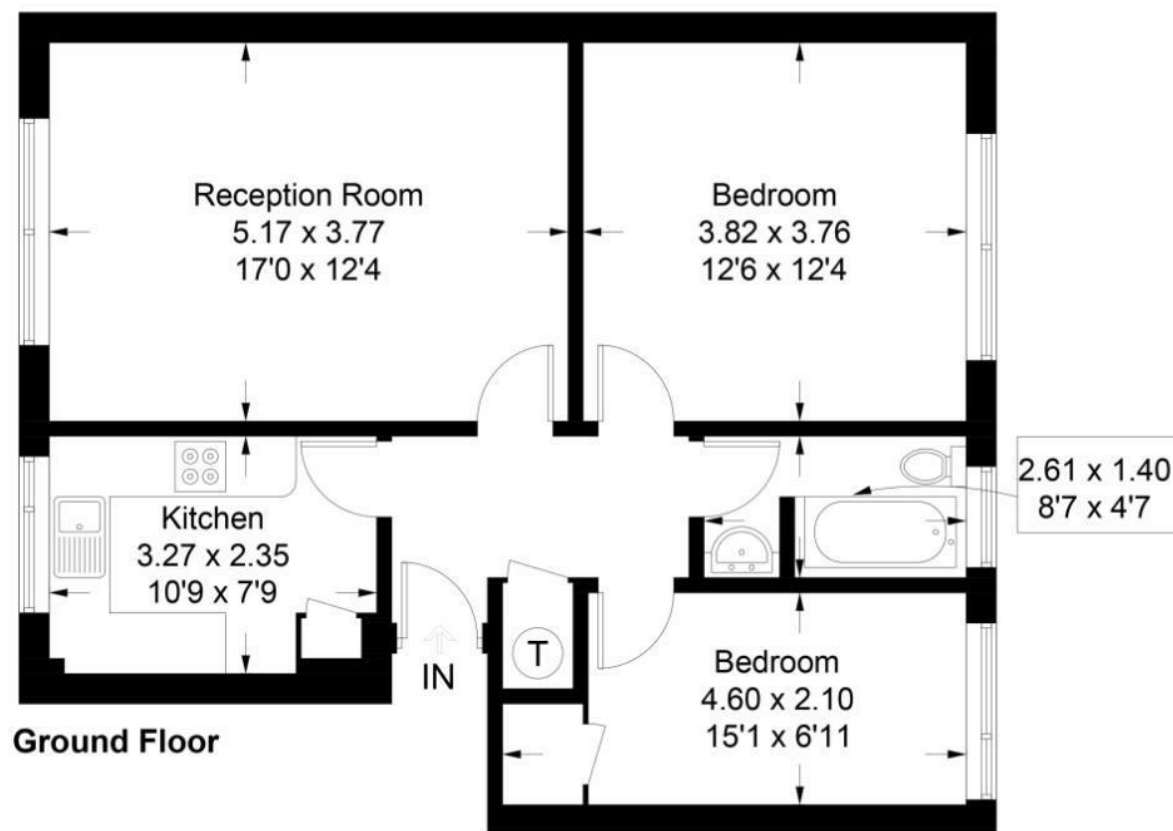


Illustration for identification purposes only, measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

