



Ware Court
61 St Albans Road

barnard marcus

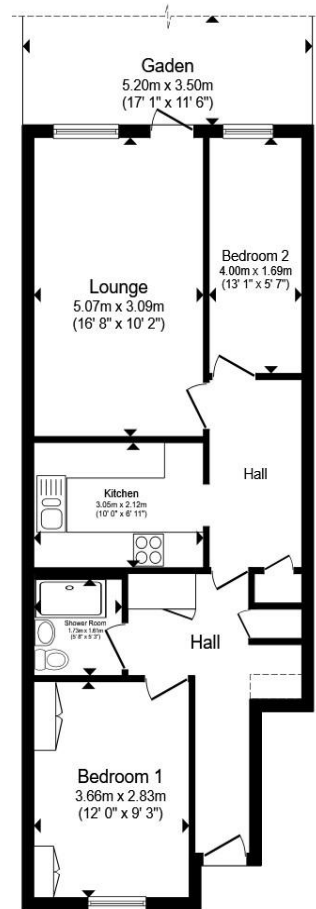
Ware Court, St. Albans Road, Cheam Sutton SM1 2JH

welcome to

Ware Court St. Albans Road, Cheam Sutton

Guide price £280,000 - £300,000; A smart two bedroom ground floor maisonette in Ware Court, St Albans Road, featuring a bright reception room, separate kitchen, modern shower room and the standout bonus of a private garden. Well located for Sutton's shops, services and transport connections. 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.





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



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
- Practical layout with good storage options
- Convenient position on St Albans Road for Sutton amenities
- Strong first-time buy / downsizer / investment appeal

Tenure: Leasehold EPC Rating: C

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.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT111097](https://www.barnardmarcus.co.uk/Property/SUT111097)



Property Ref:
SUT111097 - 0007

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