

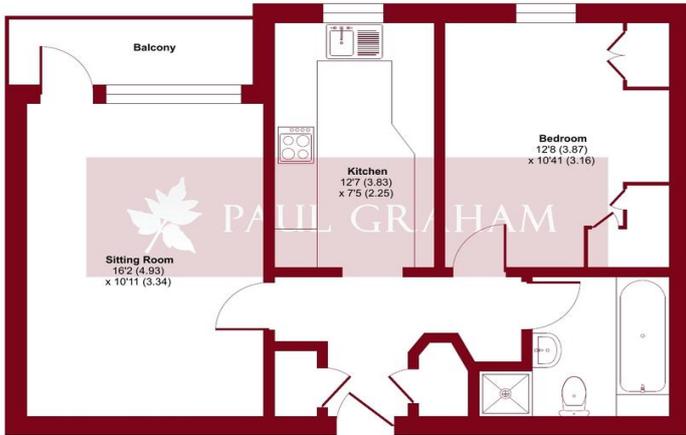


**Flat 25 Cypress Court, Cheam Road, Sutton, SM1 2SU | £240,000 Leasehold**

Well-presented one bedroom first floor apartment with a south-facing balcony and allocated parking, ideally located within walking distance of Sutton High Street and multiple mainline stations. Offered with a long lease, this property makes an excellent first-time purchase or investment opportunity.

**Cypress Court, Cheam Road, Sutton, SM1**

Approximate Area = 557 sq ft / 51.7 sq m  
For identification only - Not to scale



FIRST FLOOR

**ENTRANCE HALL**

**SITTING ROOM 16' 2" x 10' 11" (4.93m x 3.33m)**

**KITCHEN 12' 7" x 7' 5" (3.84m x 2.26m)**

**BEDROOM 12' 8" x 10' 4" (3.86m x 3.15m)**

**BATHROOM**

**BALCONY**

**ALLOCATED PARKING SPACE**

**LONG LEASE: 135 YEARS REMAINING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Paul Graham. REF: 1431698



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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