

# Cromwells



**Chelsea Gardens, Sutton, SM3 9TN**

**£315,000**

This two bedroom ground floor apartment benefits from both a family bathroom and separate shower, a secure entry system, an allocated parking space and direct access out to the communal gardens.

It is situated in a popular and convenient culs de sac location, close to the amenities of Cheam Village and Sutton Town Centre, including shops, restaurants, gyms, other leisure facilities and transport links. Both West Sutton and Cheam mainline railway stations are easily accessible and have excellent services into Central London. Bus routes link to Morden Underground Station on the Northern Line. There are several well regarded schools nearby, including Cheam Park Farm Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School. EPC rating C.

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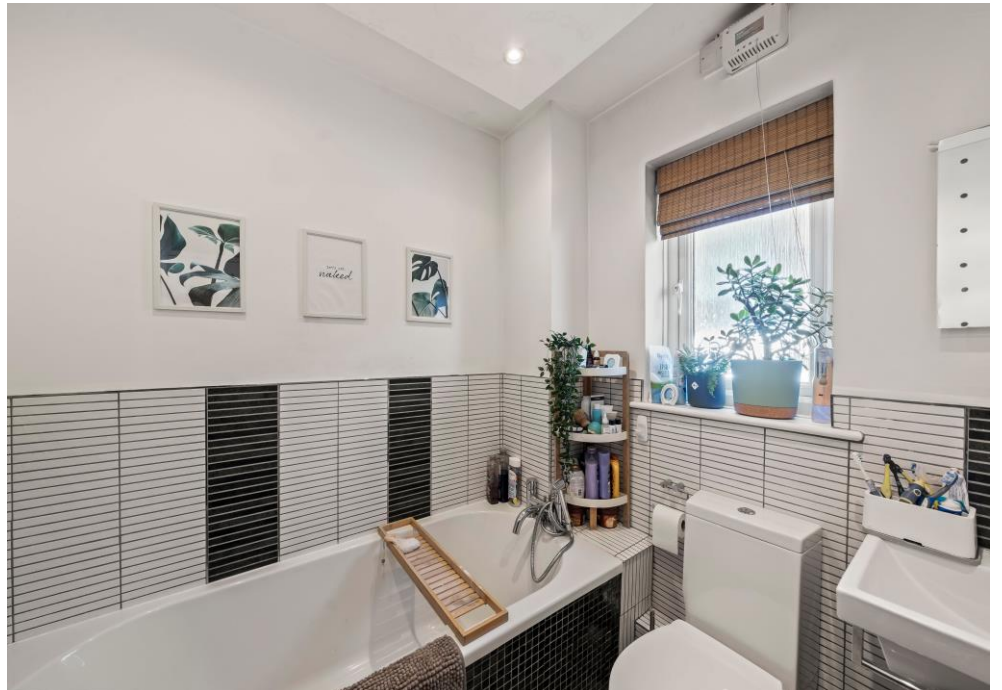
### **Accommodation**

The hallway of this ground floor apartment has a secure entry phone system and storage cupboard. It leads to the double bedroom and a large single bedroom, both with built in wardrobes, and to the family bathroom, a separate shower and the spacious reception room. There are double doors from the reception room to the fitted kitchen, as well as windows and door opening directly onto the communal gardens.

### **Outside**

There is a secure entry system, an allocated parking space and communal gardens.





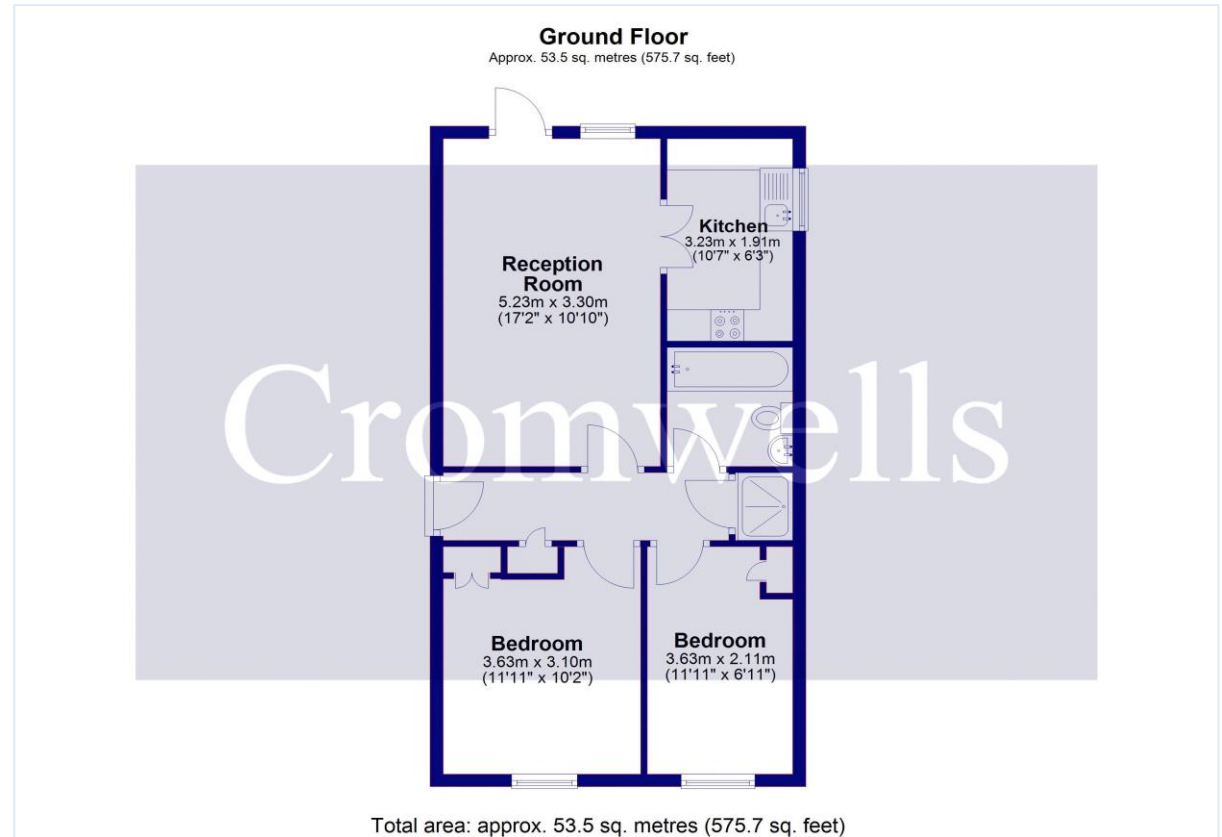
Council Tax - C  
 Tenure - Leasehold  
 575.7 Sq Ft – 53.5 Sq M

54-56 High Street  
 Cheam Village  
 Surrey  
 SM3 8RW

02086 424249  
 admin@cromwellscheam.co.uk

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

