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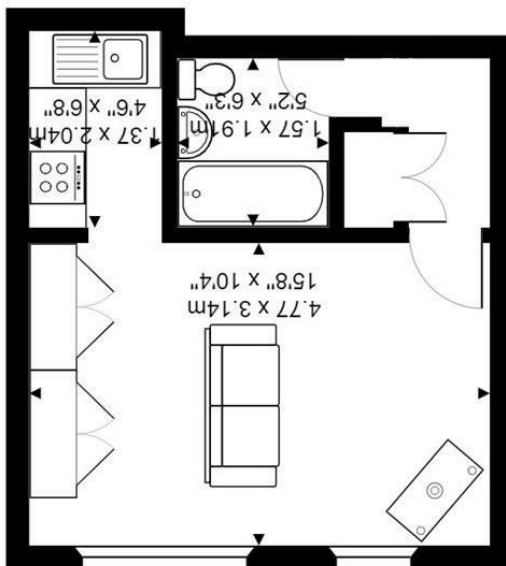
RICS

The Property Ombudsman

CHRISTIES

All measurements are approximate and for display purposes only

Total Area: 24.5 m<sup>2</sup> ... 264 ft<sup>2</sup>



Royal Crest House, Upper Mulgrave Road



CHRISTIES





## UPPER MULGRAVE ROAD, SUTTON SM2 7AZ

OFFERS IN EXCESS OF £180,000

SITUATED MOMENTS FROM CHEAM MAINLINE STATION OFFERING SOUTHERN & THAMESLINK SERVICES INTO LONDON YOU WILL FIND THIS BEAUTIFULLY PRESENTED 2ND FLOOR STUDIO APARTMENT WITH NO ONWARD CHAIN.

THE PROPERTY OFFERS A LARGE OPEN PLAN KITCHEN/LOUNGE/BEDROOM AND SEPARATE BATHROOM!

CHEAM VILLAGE IS JUST A SHORT DISTANCE AWAY WHICH OFFERS AN ARRAY OF SHOPS AND RESTAURANTS INCLUDING SAINSBURYS, PIZZA EXPRESS, COSTA COFFEE, ALONG WITH THE SMALLER INDEPENDENT SHOPS AND RESTAURANTS,

THE PROPERTY ALSO BENEFITS FROM AN ALLOCATED PARKING SPACE LOCATED TO THE REAR OF THE BUILDING.

LEASE 118 YEARS REMAINING AS ADVISED BY VENDOR.  
ANNUAL MAINTENANCE £1,200 INC GROUND RENT AS ADVISED BY VENDOR.

- CHAIN FREE
- MOMENTS FROM CHEAM MAINLINE STATION.
- LEASE 118 YEARS REMAINING
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC RATING C

