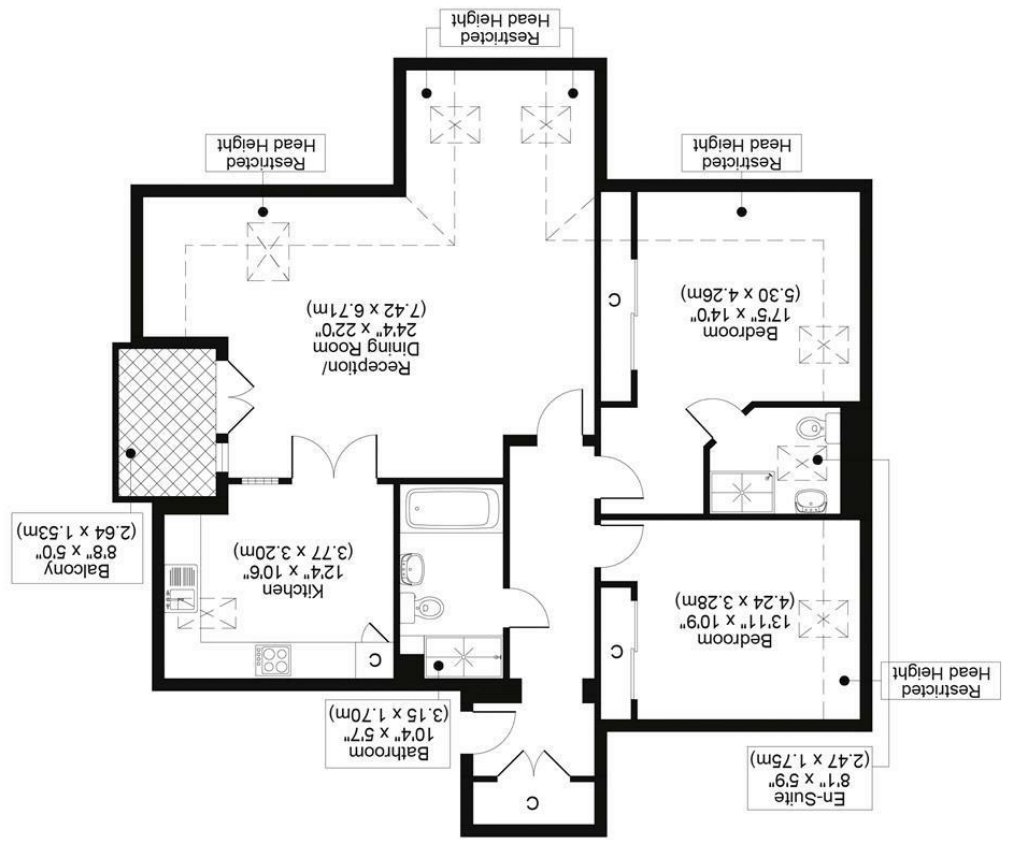




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



JEWELL COURT, CHEAM ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1107 SQ.FT (103 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 933 SQ.FT (87 SQ.M)
THIRD FLOOR



****GUIDE PRICE £400,000 - £425,000** CHAIN FREE ****

LOCATED ON THE TOP FLOOR OF A MODERN APARTMENT BLOCK, YOU WILL FIND THIS LARGER THAN AVERAGE, TWO DOUBLE BEDROOM APARTMENT WHICH BENEFITS FROM GENEROUS ACCOMMODATION AND EXCELLENT TRANSPORT LINKS.

THE APARTMENT COMPRISES TWO LARGE DOUBLE BEDROOMS WITH THE MAIN BEDROOM BENEFITTING FROM AN EN-SUITE SHOWER ROOM, FURTHER FAMILY BATHROOM, LARGE LOUNGE WITH ACCESS TO A PRIVATE BALCONY AND SEPARATE KITCHEN WHICH BENEFITS FROM IN BUILT APPLIANCES. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING

THE PROPERTY IS LOCATED CLOSE TO WEST SUTTON, SUTTON AND CHEAM RAIL STATIONS WHICH MEANS THE PROPERTY BENEFITS FROM ACCESS TO LONDON VICTORIA AND LONDON BRIDGE AS WELL AS BLACKFRIARS VIA THE THAMESLINK LINE.

TO ARRANGE YOUR VIEWING CONTACT THE CHRISTIES SALES TEAM ON 02086437777

LEASE: 172 YEARS REMAINING.
ANNUAL GROUND RENT £400
SERVICE CHARGE - £1,128.54 EVERY SIX MONTHS, REVIEWED AT THE END OF EACH YEAR.

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- GREAT TRANSPORT LINKS
- COUNCIL TAX BAND C
- EPC BAND D

