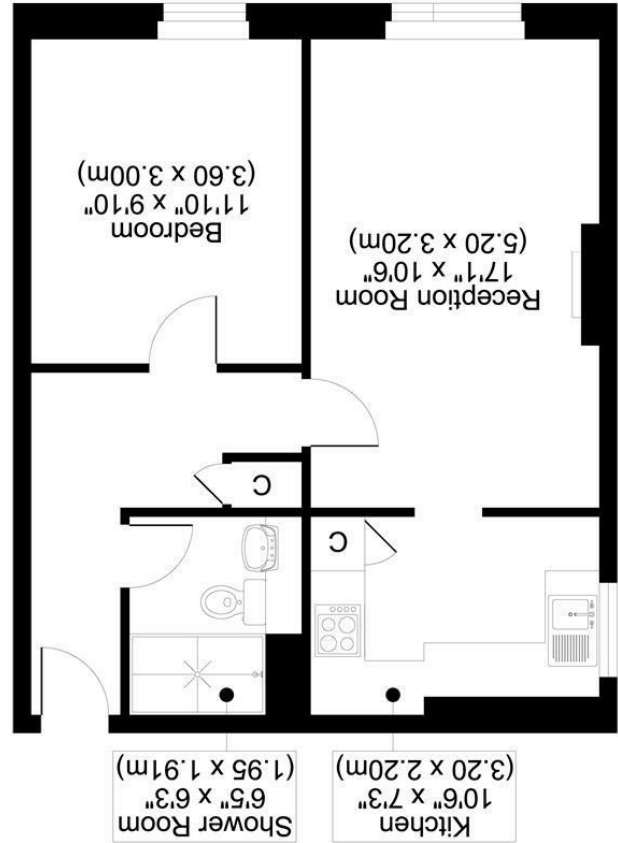


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optica  
MEDIA  
optimedia.co.uk



SECOND FLOOR  
TOTAL APPROX FLOOR PLAN AREA 509 SQ.FT (47 SQ.M)  
CARISBROOKE COURT, STATION APPROACH, SM2



# STATION APPROACH, SUTTON SM2 7BN

ASKING PRICE £275,000

THIS FANTASTIC, LIGHT, AND AIRY ONE BEDROOM APARTMENT IS BEING OFFERED TO THE MARKET CHAIN FREE. THE PROPERTY IS IN IMMACULATE CONDITION THROUGHOUT AND BRIEFLY COMPRISES A LARGE RECEPTION ROOM WITH FEATURE FIREPLACE, MODERN KITCHEN, FULLY TILED BATHROOM, AND LARGE DOUBLE BEDROOM. THE PROPERTY ALSO BENEFITS FROM A PRIVATE GARAGE IN BLOCK.

CHEAM STATION IS A STONE'S THROW AWAY FROM THE PROPERTY AND RUNS DIRECT SERVICES IN TO BOTH LONDON BRIDGE AND LONDON VICTORIA MAKING IT PERFECT FOR COMMUTERS. A SHORT WALK FROM THE PROPERTY IS CHEAM VILLAGE OFFERING A WHOLE HOST OF SHOPS, RESTAURANTS, ENTERTAINMENT & LEISURE FACILITIES. SCHOOLS IN THE AREA CONSIST OF CHEAM FIELD, CHEAM HIGH SCHOOL, ST DUNSTAN'S PRIMARY SCHOOL AND HOMEFIELD PREPARATORY JUST TO NAME A FEW. TO ARRANGE A VIEWING PLEASE CALL CHRISTIES ON 020 8770 1625.

SERVICE CHARGE: £408.00 (PAID SIX MONTHLY). AS ADVISED BY VENDOR.  
NO GROUND RENT.  
YEARS LEASE REMAINING: 957 YEARS.

- SHARE OF FREEHOLD
- CHAIN FREE
- 0.1 MILES TO CHEAM STATION
- PRIVATE GARAGE
- COUNCIL TAX BAND C
- EPC RATING D

