

Century House, Station Way Sutton, Surrey SM3 8SW

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this prestigious MODERN GROUND FLOOR TWO BEDROOM purpose built apartment developed in 2016. The apartment is located in the heart of Cheam Village which offers an excellent range of local amenities including coffee shops, supermarkets, Nonsuch park and Cheam mainline railway station with direct service to London Victoria.

Guide Price £425,000 - Leasehold



COMMUNAL ENTRANCE

Video entry phone system. Lift and stairs to all floors

GROUND FLOOR

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Video entry phone system. Cupboard housing Megaflow heating system and plumbing for washing machine.

KITCHEN/RECEPTION ROOM

A modern kitchen with an array of eye and low level units with laminate work surfaces. Fitted appliances. Electric double oven. Electric hob. Stainless steel over head extractor, 1 1/2 bowl stainless steel sink drainer. Integrated fridge freezer. Space for fridge freezer. Laminate flooring. Radiator. Double glazed french doors onto balcony. Downlighters.

BEDROOM ONE

Double glazed window. Laminate flooring. Fitted mirror fronted wardrobe. Radiator.

EN-SUITE SHOWER ROOM

Fully tiled walls. Downlighters. Large walk in shower cubicle. Vanity sink basin. Low level WC. Laminate flooring. Heated towel rail. Extractor fan.

BEDROOM TWO

Laminate flooring. Fitted wardrobe. Double glazed window. Radiator.

FAMILY BATHROOM

Panel bath with overhead power shower. Vanity sink unit. Low level WC. Laminate flooring. Heated towel rail. Part tiled walls. Downlighters.

OUTSIDE

Communal gardens.

PARKING

Two allocated car parking spaces both underground.

LEASE

125 years from 1st January 2015.

GROUND RENT

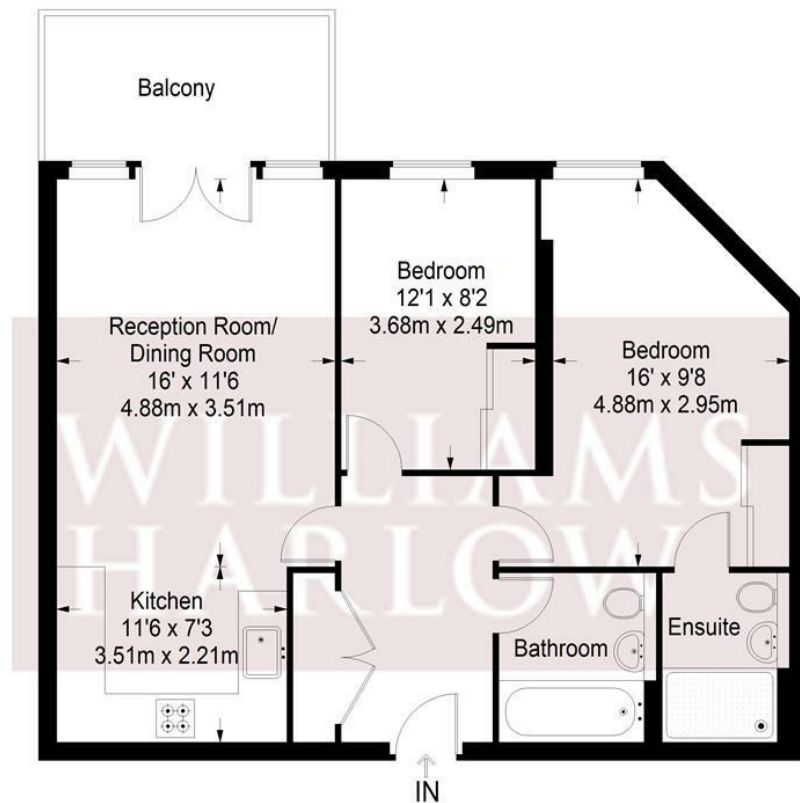
£300.00 per annum

SERVICE CHARGES

£1260.00 approximately per annum, paid every 6 months



Century House, Station Way Cheam

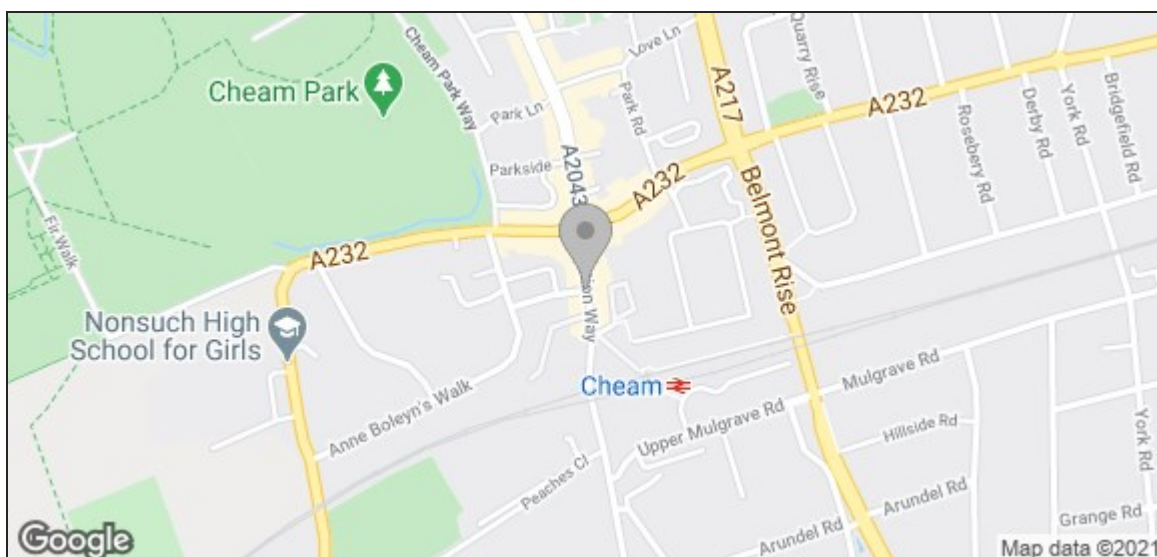


Ground Floor = 693 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 693 sq ft / 64.38 sq m
Total = 693 sq ft / 64.38 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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