



## Goodfellows - Cheam Village

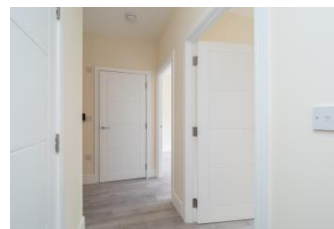
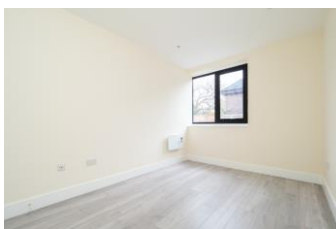
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## Flat 2 Anne Boleyn House, 9-13 Ewell Road, Cheam, Sutton SM3 8BZ



GOODFELLOWS are delighted and proud to welcome a stylish and contemporary collection of one and two bedroom brand new apartments perfectly located in the stunning and diverse village of Cheam. With amenities, shops, restaurants, cafes, trainlines into central London and the beautiful and historical Nonsuch park literally on your doorstep, you will be hard pressed to find a better location that offers pure convenience.

Within this gated development all of the apartments have been finished to a luxury standard, offering granite worktops, integrated appliances, secure video entry system and lift to service all floors to name but a few of the high specification features. Nuffield health gym and David Lloyd leisure are both within walking distance of this development offering plethora of great leisure and sport facilities as well as cafes. The neighbouring towns of Sutton and Epsom provide more conventional shopping as well as boutique bars and restaurants. To find out more information please contact Goodfellows Cheam Village.

### Overview...

Chain Free

Video Entry System

Flooring Throughout

Ten Year Structural

Warranty

Integrated Appliances

Cheam Village Location

On Site Parking Available

0.4 miles to Station

Lease 125

EPC Rating D

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Asking Price: £450,000 - Leasehold**

[www.goodfellows.co.uk](http://www.goodfellows.co.uk)



### **Entrance**

Entered via solid oak door, wall mounted video entry system, storage cupboard housing boiler system and washing machine.

### **Living Room / Kitchen**

Large double glazed window to rear aspect, wall mounted electric radiator, media points, range of eye and low level units with granite worktop, integrated fridge freezer, integrated dishwasher, inset sink with mixer tap, built in oven and hob with overhead extractor fan, granite splash back.





## Your View...



### **Bedroom One**

Double glazed windows to rear aspect, wall mounted electric radiator.

### **Bedroom Two**

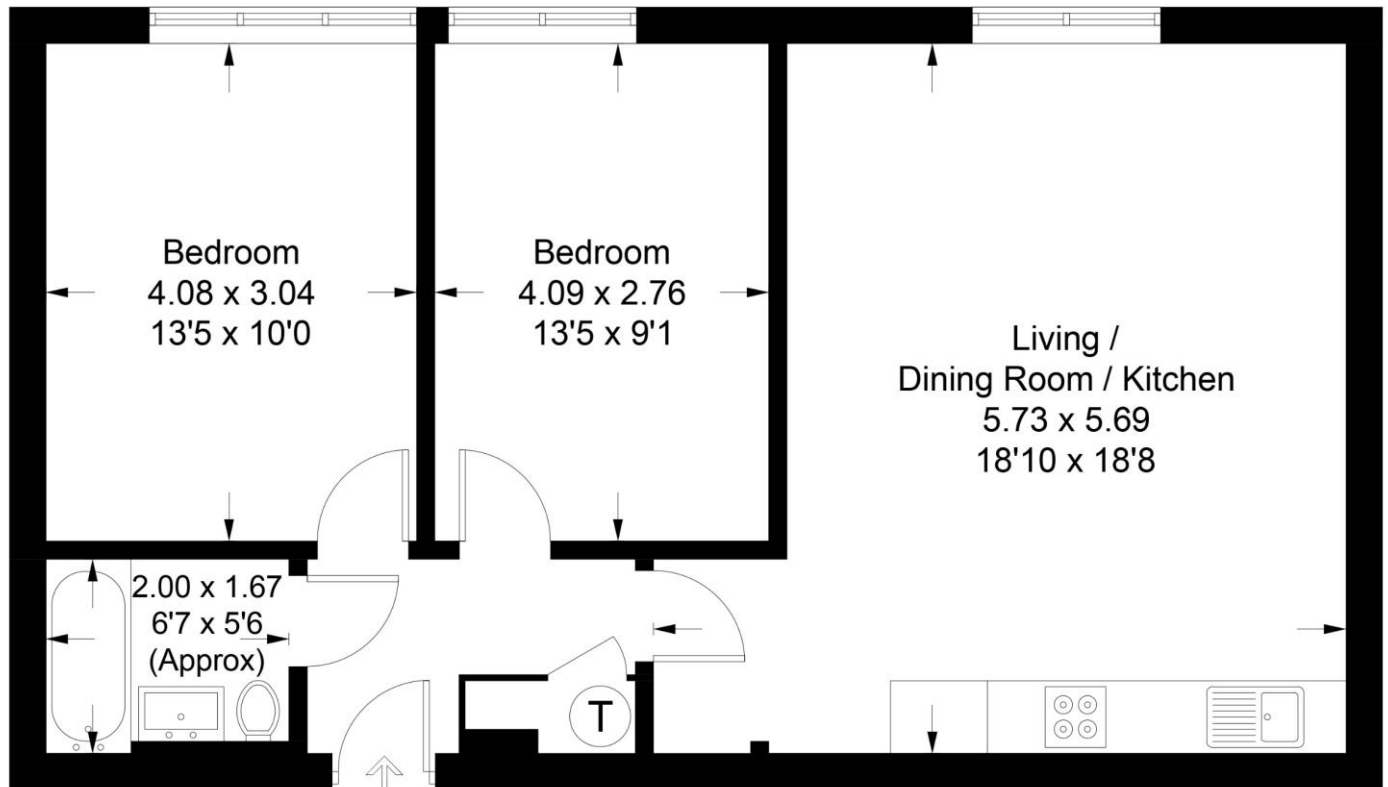
Double glazed window to rear aspect, wall mounted electric radiator.

### **Bathroom**

Tile enclosed bath with mixer tap, shower attachment and glass screen, cistern floating WC, wall mounted wash basin with under storage, wall mounted sensor mirror, towel radiator, tiled floor, extractor fan.

# Anne-Boleyn House

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID913214)

### Local Authority

London Borough of Sutton

### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

### Fixtures & Fittings

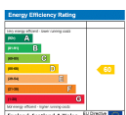
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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