



## Goodfellows - Cheam Village

2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

T: 020 8643 5252

cheam@goodfellows.co.uk

www.goodfellows.co.uk

## Flat 10 Anne Boleyn House, 9-13 Ewell Road, Cheam, Sutton SM3 8BZ



### Overview...

Secure Access

Close to Station

Flooring Throughout

Video Entry System

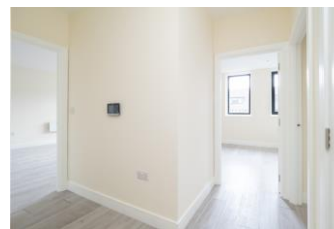
Cheam Village Location

10 Year Structural

Warranty

Lease 125

EPC Rating D



GOODFELLOWS are delighted and proud to welcome a stylish and contemporary collection of 1 and 2 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.

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

**Asking Price: £445,000 - Leasehold**

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



### **Entrance**

Wall mounted video entry system, large storage/utility cupboard housing water cylinder and 'Hotpoint' washer/dryer, wall mounted fuse board.

### **Living Room / Kitchen**

Double glazed window to front aspect, wall mounted electric radiators, media point.



### **Kitchen**

Modern range of eye and base units with granite worktop, integrated dishwasher, integrated fridge freezer, built in oven and hob with overhead extractor fan and granite splash back, inset sink with mixer taps.

### **Bedroom One**

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





## Your View...



### **Bedroom Two**

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

### **Bathroom**

Modern suite comprising panel enclosed bath with mixer tap, shower attachment and glass screen, wall mounted basin with mixer tap and under storage, enclosed low level cistern 'floating' WC, electric towel radiator.

### **Additional Information**

Local Authority: London Borough of Sutton

EPC Energy Rating: D

Lease: 125 years



# Anne-Boleyn House

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft

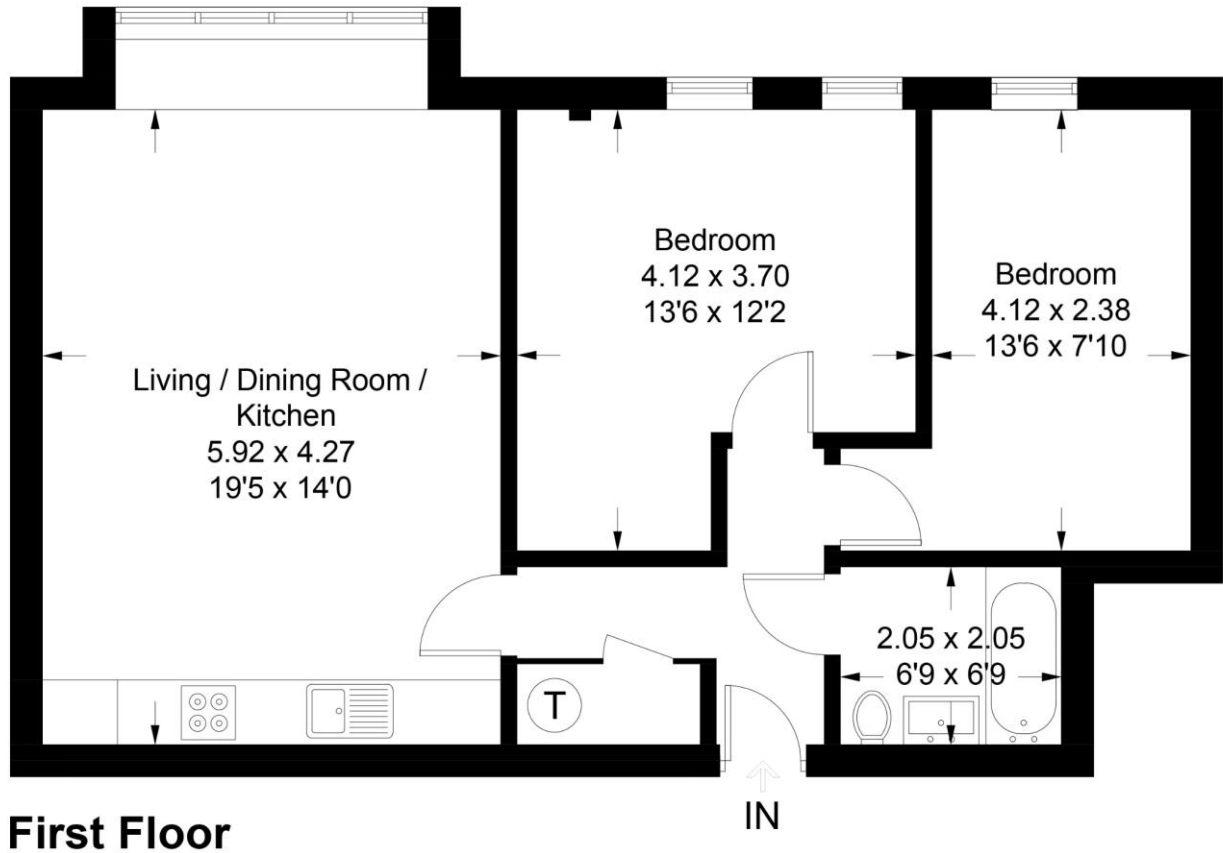


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID913223)

## 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

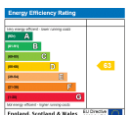
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## 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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