



Goodfellows - Cheam Village

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

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www.goodfellows.co.uk

Flat 16 Laburnham Court, 48 St. James Road, Sutton, SM1 2TR



Overview...

EPC Rating D

Council Tax Band C

Chain Free

Top Floor

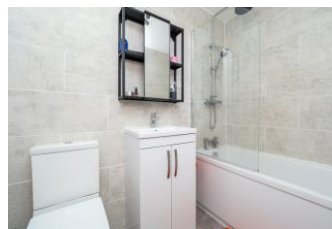
Two Bedrooms

Garage

Communal Gardens

0.2 Miles to Station

Lease: 115 Years



Our view...

A light and airy top floor flat located within easy access of Sutton town centre and mainline station and also just a walk from West Sutton Station.

Internally the property consists of a spacious dual aspect living room, a modern kitchen, two double bedrooms and a refitted bathroom.

Benefits include, generous storage, garage, communal gardens and no chain.

Asking Price: £325,000

Leasehold

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

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Front

Communal door to communal entrance hall, stairs to second floor.

Entrance Hall

Wood effect laminate flooring, entry phone handset, two large storage cupboards, radiator.

Living Room / Diner

Dual aspect double glazed window, wood laminate flooring, radiator, coved ceiling, wall lights.

Kitchen

Double glazed window to side aspect, wall mounted Vaillant boiler, range of wall and base units, wood effect roll top work surface, stainless steel sink with drainer and mixer tap, space for fridge freezer, space and plumbing for washing machine.





Your View...



Bedroom One

Double glazed window to side aspect, wood effect laminate flooring, radiator.

Bedroom Two

Double glazed window to side aspect, wood effect laminate flooring, radiator.

Bathroom

Three piece white suite comprising panel enclosed bath with overhead shower and attachment, wash hand basin with mixer tap and inset to vanity unit, low level flush WC, fully tiled walls, vinyl flooring, chrome heated towel rail.

Outside

Communal gardens, garage en bloc and parking in front of garage.

Additional Information

Ground Rent - £200 per annum

Service Charge - £997.04 per annum

Lease - 115 Years Remaining

Laburnham Court

Approximate Gross Internal Area = 63.7 sq m / 686 sq ft

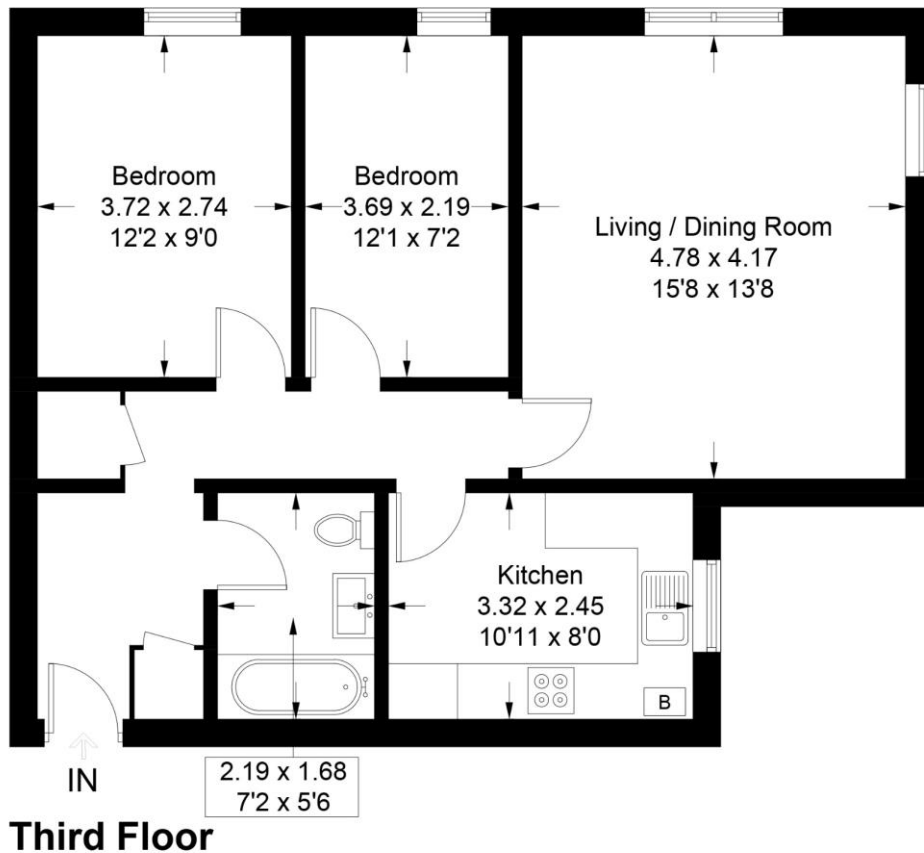


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045942)

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

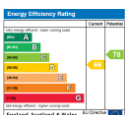
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

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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