



## Goodfellows - Cheam Village

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## 9 Autumn Drive, Sutton, SM2 5BB



### Overview...

EPC Rating D

Council Tax Band C

Ground Floor

Cul de Sac

Two Bedrooms

Allocated Parking

Visitors Parking

Communal Gardens

0.3 Miles to Station

Lease 96 Years



### Our view...

Well located for both Belmont and Sutton mainline stations and within walking distance of Belmont Village, this well presented ground floor flat is set within a quiet cul de sac.

Accommodation comprises two bedrooms, a spacious living/dining room, refitted kitchen and a modern bathroom.

Outside there is an allocated parking space, visitors parking and well maintained communal gardens.

## Offers in Excess of: £280,000

Leasehold

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

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### **Front**

Communal front door to communal entrance hall, door to hallway.

### **Living Room / Diner**

Double glazed bay window to rear aspect, wood effect laminate flooring, electric heater, coved ceiling.

### **Entrance Hall**

Intercom handset, wood effect laminate flooring, storage cupboard with shelving and further storage housing water tank.

### **Kitchen**

Double glazed window to rear aspect, range of wall and base units with granite effect roll top work surface, integrated electric oven and hob with extractor hood above, stainless steel sink with mixer tap and drainer, tiled splashback, space for fridge freezer, space and plumbing for washing machine, tiled floor.







## Your View...



### **Bedroom One**

Double glazed window to rear aspect, built in wardrobes, electric heater.

### **Bedroom Two**

Double glazed window to rear aspect, wood effect laminate flooring.

### **Bathroom**

Three piece white suite, with tile enclosed bath with overhead shower, sink with vanity unit and mixer tap, low level flush WC, with concealed cistern, wall mounted heated towel rail, wall mounted cupboard and extractor.

### **Outside**

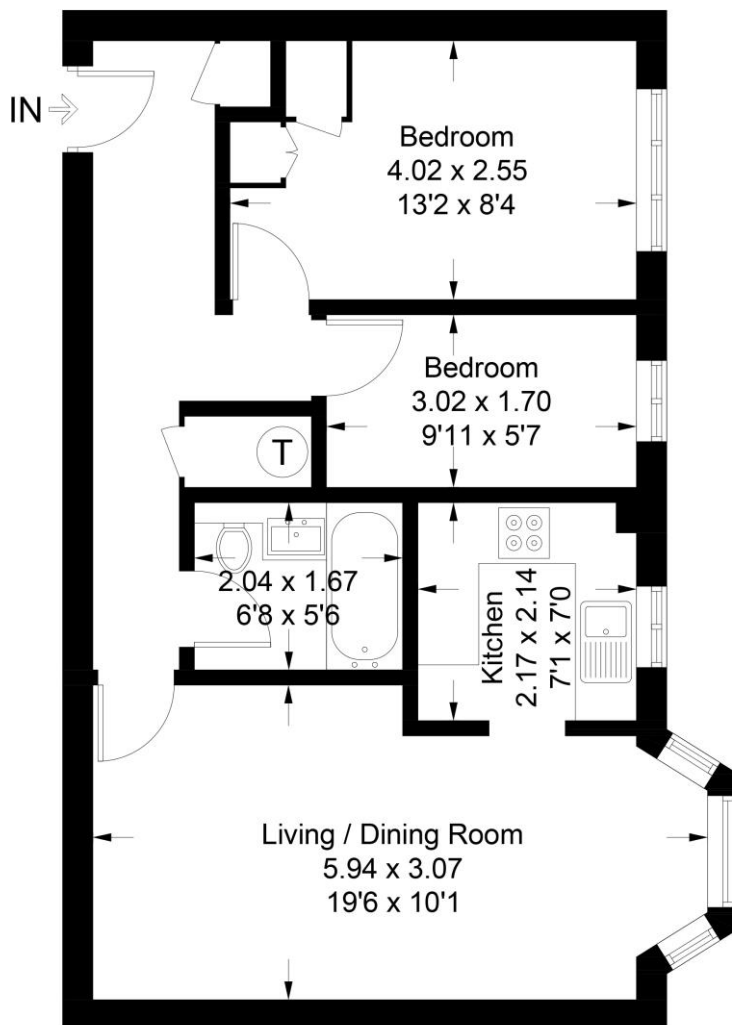
Communal gardens, one allocated parking space and visitors parking.

### **Additional Information**

Ground Rent - £367 per annum  
Service Charge - £885 per annum  
Lease - 96 years remaining

## Autumn Drive

Approximate Gross Internal Area = 51.8 sq m / 557 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045257)

#### 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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