



**Goodfellows - Cheam Village**

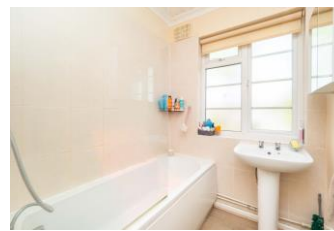
2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

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## Flat 12, Briar Court, London Road, Cheam, Sutton SM3 8JE



Welcome to this two-bedroom apartment located within easy reach of a plethora of local shops, well-known supermarkets, and an array of amenities. This property offers the perfect blend of modern living and accessibility. Additionally, you'll enjoy the convenience of regular local transport facilities right at your doorstep.

The entire block has recently undergone an extensive overhaul, ensuring that the building is in prime condition. This comprehensive renovation includes all parts of the roof, the entrance porch, fascia and soffits, private rear access areas, and windows, providing a fresh and inviting appearance for all residents.

The accommodation is thoughtfully designed and includes a spacious open-plan living room and dining area. The modern fitted kitchen is functional and provides direct access to rear communal gardens. Two generously sized double bedrooms and beautiful bathroom, with a separate WC completes this apartment. Additional features complimenting this home include private garage (en bloc), resident parking, long lease and sold with no onward chain. Early viewing advised.

### Overview...

Two double bedrooms

Garage en Bloc

Lease 103 Years

Close to amenities and transport facilities

No chain

EPC Rating C

Council Tax Band C

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

**Offers in excess of: £300,000** Leasehold

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### **Entrance Hall**

Approached via door from communal entrance, double glazed frosted window to front aspect, storage cupboard, radiator.

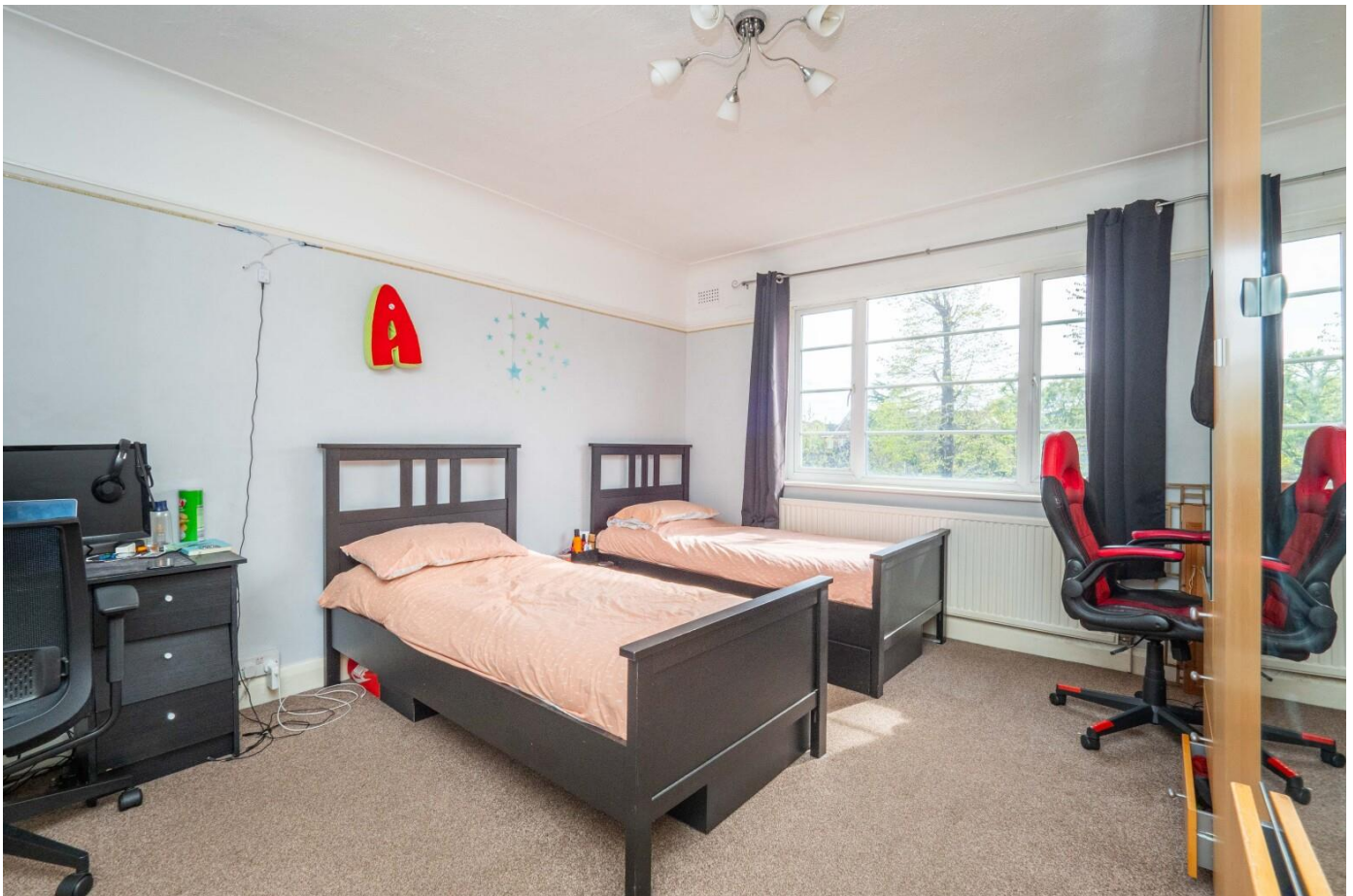
### **Living Room / Diner**

Double glazed bay window to front aspect, wall mounted lighting, gas feature fireplace with wood mantle surround, original coving.



### **Kitchen**

Range of eye and base units with roll top worksurface, gas hob with overhead extractor fan, eye level double oven, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge.





## Your View...



### **Bedroom One**

Double glazed window to front aspect, picture rail, radiator.

### **Bedroom Two**

Double glazed window to rear aspect, radiator, picture rail, coving.

### **Bathroom**

Panel enclosed bath with mixer tap, shower attachment and glass screen, pedestal sink, double glazed frosted window to rear aspect,

### **Separate WC**

Low level WC, double glazed frosted window to rear aspect, radiator, part tiled walls.

### **Garage En Bloc**

Up and over door.

### **Parking**

Resident parking and Garage en bloc.

# Briar Court

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft

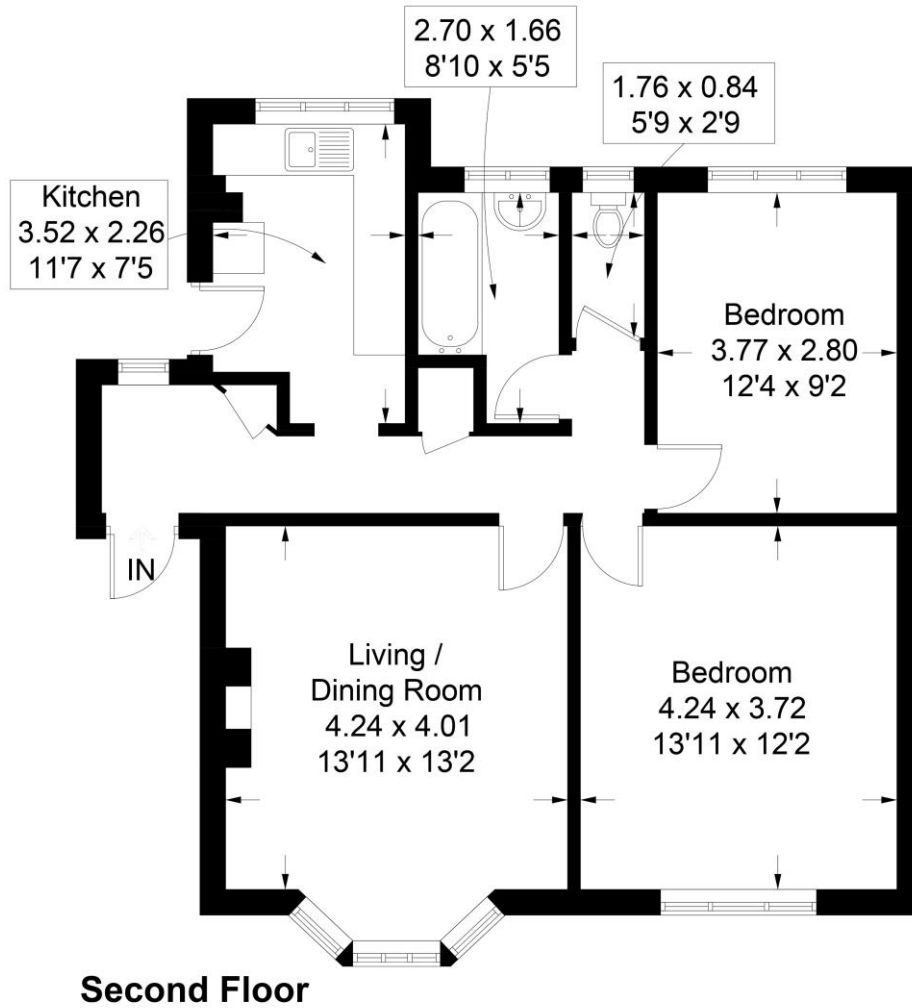


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072843)

## 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

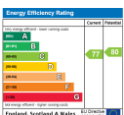
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## 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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