



Goodfellows - Cheam Village

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

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www.goodfellows.co.uk

Flat 12, 34 Delacy Court, Queens Road, Sutton, SM2 6BQ



Overview...

Chain Free

Lease 105 Years

Ground Floor

Two Bedrooms

Patio

Communal Gardens

EPC Rating C

Council Tax Band D



Retirement Lifestyle positioned in the heart of Belmont. This two double bedroom ground floor bedroom retirement home is well equipped for convenience, providing immediate access to Belmont Village and access to the many restaurants and amenities, not forgetting Belmont main line train station with access into London Victoria and Epsom and buses routes too. The open and spacious accommodation also comprises a large open plan lounge/dining room, separate kitchen and bathroom. Further features complimenting this beautiful home include no onward chain, onsite warden 24 hour assistance, residents lounge, communal laundry room, communal gardens, guest suite, residents parking and visitors parking. The property is beautifully presented and ready to move. Early viewing advised.

Asking Price: £265,000 - Leasehold

Other important information which you will need to know about this property can be found at goodfellows.co.uk

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

www.goodfellows.co.uk



Front

Pathway to communal front door.

Entrance Hall

Entry intercom, emergency pull cord, storage heater, airing cupboard and further storage cupboard, coved ceiling.

Living Room

Double glazed doors to patio, two wall mounted electric heaters, feature fireplace with electric heater, emergency pull cord, coved ceiling.

Kitchen

Double glazed window to front aspect, range of wall and base units with granite effect work tops, ceramic sink with drainer and mixer tap, built in oven and hob, tiled splashback, coved ceiling, emergency pull cord.





Your View...



Bedroom One

Double glazed window to front aspect, fitted double wardrobe with mirrored doors and a further built in wardrobe with matching dressing table, wall mounted electric heater, coved ceiling and emergency pull cord.

Bedroom Two

Double glazed window to front aspect, walk in wardrobe with hanging rails, shelving and a safe, coved ceiling, electric heater, emergency pull cord,

Bathroom

Walk in double shower, fully tiled walls, vinyl flooring, wash hand basin inset to vanity unit with mixer tap, low flush WC, shaver light and point, heated towel radiator, and extractor fan.

Outside

Well maintained communal gardens and residential parking.

Delacy Court

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft

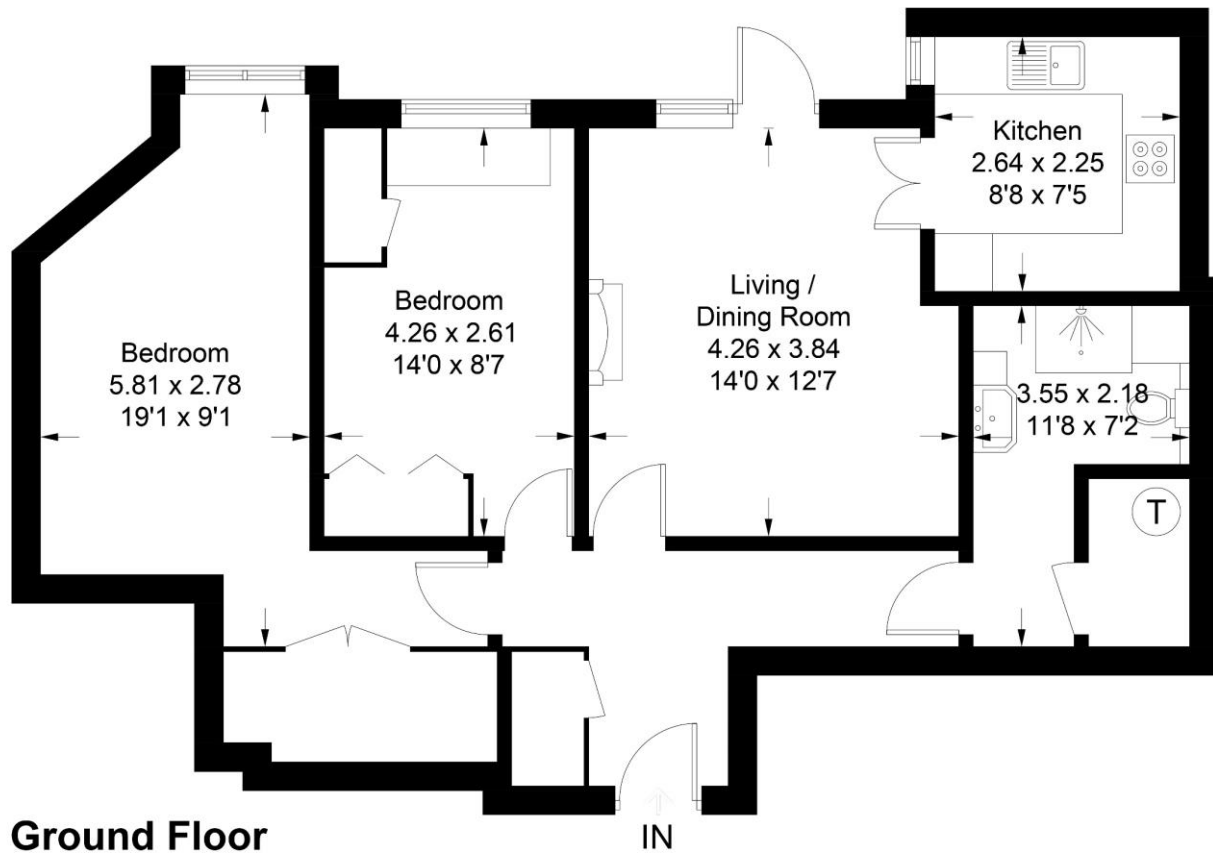


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070373)

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

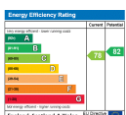
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

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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