



Sevenoaks Close, Sutton, SM2 6NL
Guide Price £300,000 - Leasehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW OF CHEAM are delighted to off this TWO bedroom GROUND FLOOR apartment that has a new kitchen fitted by current owners and is also decorated to a very high standard. There is also a contemporary bathroom in neutral colours alongside a walk in dressing room to the main bedroom, this could be used as an office or nursery depending on the needs of the new buyers. All is located in a superb location near to the Avenue Primary school and also affords excellent transport links from Belmont and Cheam Station. There is also parking. **SOLE AGENTS**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales		EU Directive 2002/91/EC



LEASE

The lease was 125 years from 01.04.1994

MAINTENANCE CHARGES

Paid twice a year roughly working out about £850 so around appx £140 a month

GROUND RENT

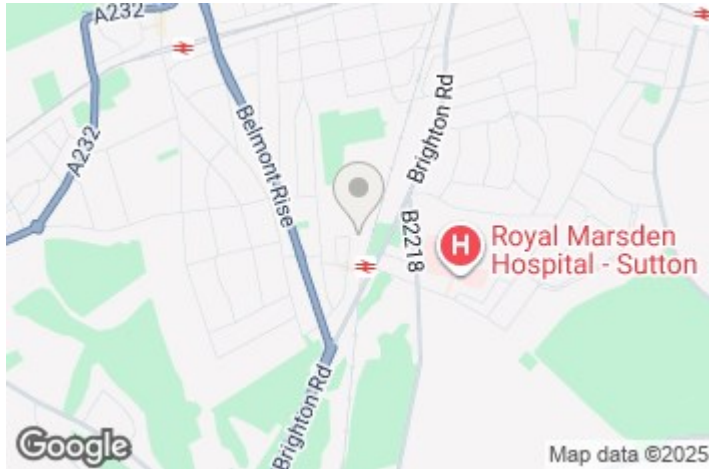
£200 a year

WHY YOU SHOULD VIEW

Presented in excellent condition throughout, this fantastic 2 bedroom ground floor apartment boasts a large reception room, modern fitted kitchen, recently renovated bathroom suite and off-street parking.

The property is located a short walk to Belmont station and the open space of Overton Park Recreation Ground. Close to a number of excellent schools and moments from the varied amenities within Sutton.

Underfloor heating to the bathroom



Cheam Office

Call: 020 8642 5316

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SM3 8BH

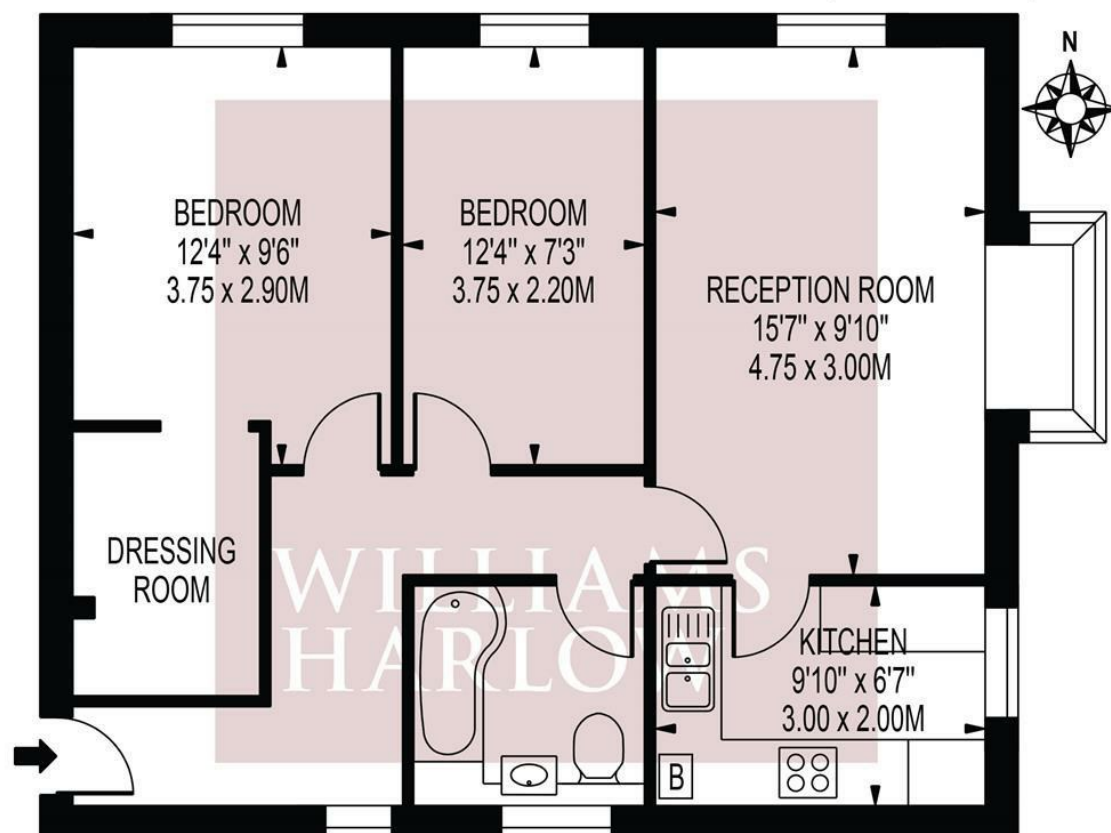
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SEVENOAKS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 629 SQ FT - 58.47 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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