



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	76
England & Wales		EU Directive 2002/91/EC



## The Property

A modern block in a modern development. Its an easy step into property and offers impressive and comfortable living. Accommodation includes two bedrooms, lounge, separate kitchen, bathroom and entrance hall. The property is accessed via the entry phone system.

## Outdoor Space

Communal grounds and communal entrances provide access.

## The Local Area

Located minutes away from the desirable Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

## 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.

## Features

Two Bedrooms - Separate Kitchen - Entry Phone System - Bathroom - Belmont South Sutton Location - Ground Floor- Parking

## Benefits

Allocated Parking- Maintained and landscaped development -

Close to Belmont Village and Bus STN - Close to Avenue-Road School - Close to Harris - Close To Sutton Town Centre - Close to A217 which leads to M25 - Close to Marsden Cancer Unit

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Belmont Trains Station – London Victoria circa 50 mins. Buses -  
80 - Belmont Via Sutton to Morden Tube.  
164 - Sutton to Wimbledon  
280 - St Georges Tooting to Belmont Via Sutton  
N44 - Trafalgar Sq to Sutton  
S1 - Banstead to Mitcham via St Helier Hospital  
S2 - Epsom to St Helier  
S3 - Belmont to New Malden Via Sutton  
S4 - Purley Way to Sutton Via Wallington

## Local Schools

The Avenue – Mixed State – Ages 3 – 11  
Barrow Hedges – Mixed State – Ages 3 – 11  
Harris – Mixed Academy – Ages 11 – 19  
Seaton House – Mixed Fee Paying – 2 – 11  
Devonshire – Mixed – 3 – 11  
Sutton Grammar- Ages 11-10  
Sutton High- Ages 3-19

## 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



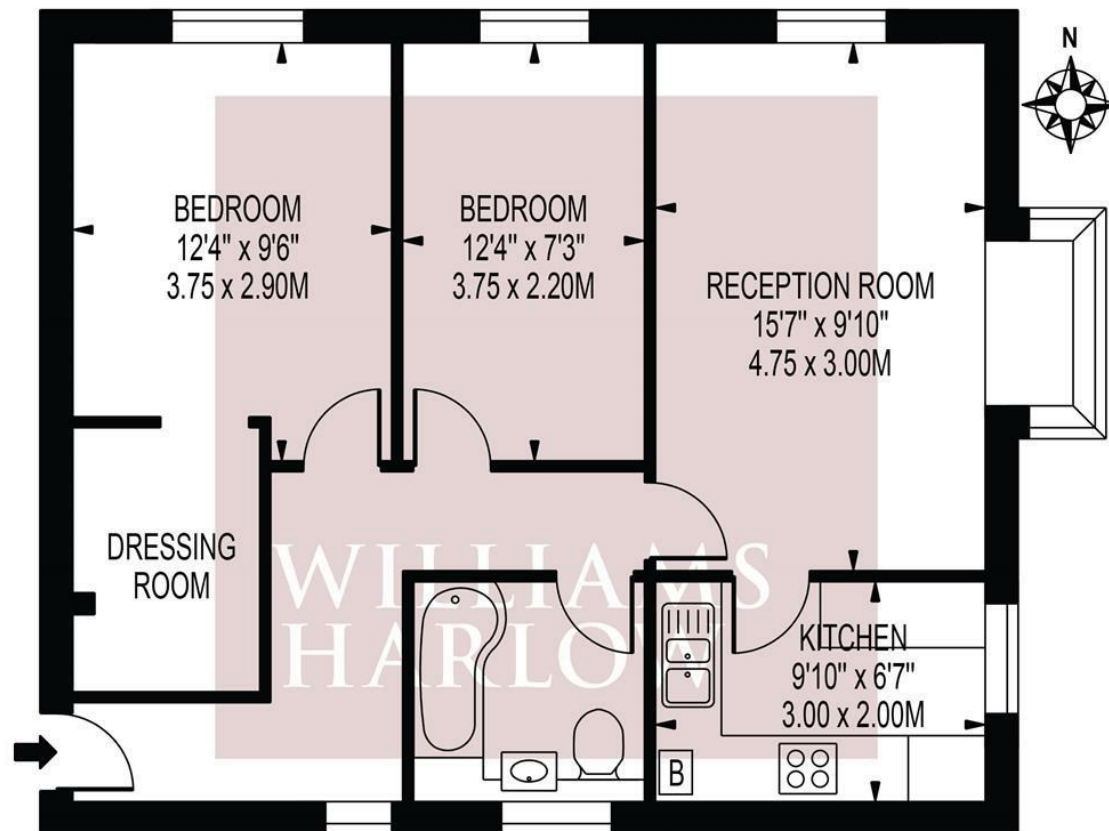
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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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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