Flat 31, Farnham Court, Cheam Village, Cheam, Sutton, SM3 8SR

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Guide price £300,000

WH WATSON HOMES
Estate Agents

Flat 31, Farnham Court, Cheam Village, Cheam, Sutton, SM3 8SR

*** NO ONWARD CHAIN *** Watson Homes are pleased to offer this second floor apartment in the heart of Cheam Village. The accommodation comprises of three bedrooms, a spacious living room, fitted kitchen with access to a balcony and a bathroom.

The property also benefits from a long lease, residents' parking and the advantage of being sold with no onward chain.

The property is ideally located for those looking for excellent local primary and grammar schools, with Sutton Grammar, Nonsuch High School for Girls, Cuddington Croft Primary and St Dunstan's Primary all nearby. There are also excellent transport links, with local bus routes to Sutton, Epsom, Morden, Kingston and Cheam Railway Station giving easy access to central London. Local parks including Nonsuch Park, shops, cafes and amenities are also within walking distance.

Farnham Court, Cheam

Cheam, Sutton, SM3 8SR

Accommodation

Communal door with secure entry system.

Stairs to second floor landing, front door to,

Entrance Hall
Entry system phone, fitted carpet, wall mounted radiator, two storage cupboards.

Living Room
Fitted carpet, UPVC double glazed window, wall mounted radiator.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for gas oven, space for fridge freezer, space for washing machine, cupboard housing 'Worcester' combi boiler, wood effect lino flooring, wall mounted radiator, UPVC double glazed window.

Bathroom
Panel enclosed bath with chrome mixer tap and hand shower attachment, sink with chrome taps, wood effect lino flooring, UPVC double glazed window, wall mounted radiator.

Separate WC
Low level push button WC, storage cupboard above, UPVC double glazed window, wood effect lino flooring.

Bedroom One
Fitted carpet, UPVC double glazed window, wall mounted radiator.

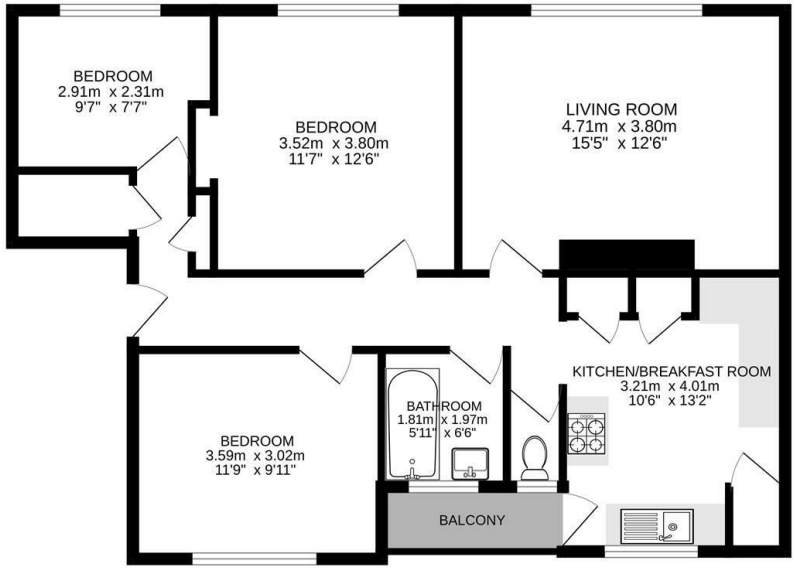
Bedroom Two
Fitted carpet, UPVC double glazed window, wall mounted radiator.

Bedroom Three
Fitted carpet, UPVC double glazed window, wall mounted radiator.

Outside
Residents parking, allocated storage.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Second floor
76.4 sq.m. (822 sq.ft.) approx.

TOTAL FLOOR AREA : 76.4 sq.m. (822 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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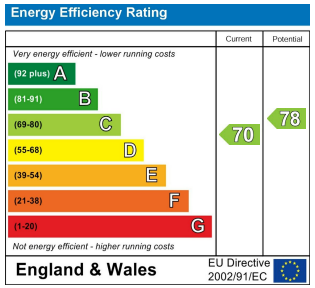
Additional Information

Combi boiler fitted 2019, serviced annually.
Updated EPC to C.
There is no onward chain.
The property is currently rented out.
The property is on the second floor.
There is residents parking.
Leasehold - Lease 170 years.
Service Charge £1824 includes insurance.
Ground Rent £0.
Council Tax D.



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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