







Flat 26, Grebe Court Sandpiper Road, Cheam, Sutton, SM1 2UF

3 2 1

Guide price £350,000

WH WATSON HOMES
Estate Agents

*** NO ONWARD CHAIN *** Watson Homes are delighted to offer this beautifully presented and generously proportioned three-bedroom, two-bathroom converted apartment, situated on the second floor within the highly sought-after Shearwater development.

The property offers a spacious lounge/dining area, a fitted kitchen, and a well-appointed en-suite shower room and also benefits from allocated parking and ample visitor parking.

Located just a short walk to Cheam Village, as well being to close to an abundance of shops, transport links and sought after school. For the commuters West Sutton station is only a five minute walk away with direct access to London Blackfriars and Wimbledon.

Accommodation

Security entry phone system and door to...

Communal entrance, stairs to second floor, front door to...

Living room / Dining room
Fitted carpet, UPVC double glazed windows, 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, oven with gas hob and extractor fan above, space for dishwasher, space for washing machine, space for fridge freezer, Worcester Bosch combination boiler, UPVC double glazed window, tiled flooring, part tiled walls.

Bedroom one
Fitted carpet, UPVC double glazed window, radiator.

En-suite shower room
Enclosed shower cubicle with thermostatic shower, low-level flush WC, pedestal wash basin with chrome mixer tap, wall mounted mirrored cupboard, tiled flooring, part tiled walls, UPVC double glazed window.

Bedroom two
Fitted carpet, UPVC double glazed window.

Bathroom
Three-piece suite comprising panel enclosed bath and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level flush WC, wall mounted mirrored cupboard, tiled flooring, part tiled walls.

Outside
Well kept communal grounds, allocated & visitors parking.

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete





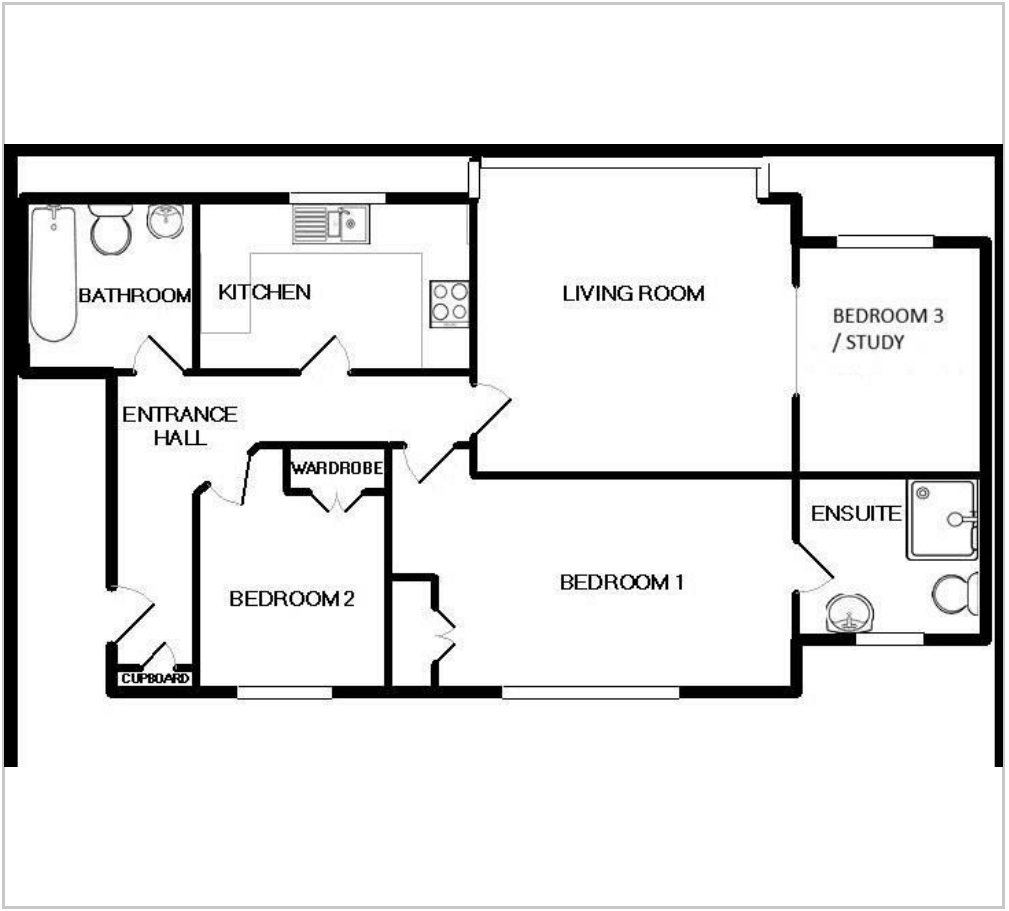


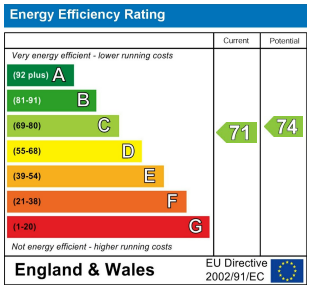






Floor Plans





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.

Additional Information

The block was built in 2006
The owner purchased the property in 2013
The combi boiler is approx. 6 years old. It's located in the kitchen.
The owner has not re wired the property.
There is no onward chain.
The property is currently being rented out.
The property is on the third floor.
There is an allocated parking space with permit and visitors parking.
Leasehold - Lease 98 years remaining.
Service Charge £1630 a year.
Ground Rent £300 a year.
Council Tax Band C.

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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