Flat 6 Brompton House, 18 Brambledown Road, Sanderstead, CR2 0BL

Guide price £475,000

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WH WATSON HOMES
Estate Agents

Flat 6 Brompton House, 18 Brambledown Road, Sanderstead, CR2 0BL

YOUR FIRST YEAR'S MORTGAGE CONTRIBUTION – UP TO £15,000*

Watson Homes are delighted to present this stunning three-bedroom, two-bathroom luxury apartment, situated on the second floor of this luxury development on the highly sought-after Brambledown Road, Sanderstead.

Finished to an exceptional standard, this stylish home features underfloor heating throughout, a spacious open-plan living area and a contemporary kitchen with Calacatta Gold quartz work surfaces and premium integrated Bosch appliances.

Three generous bedrooms are complemented by two modern bathrooms, while further benefits communal car park, a secure storage unit, EV charging facilities and a video entry system.

Ideally located just minutes from Sanderstead train station, the property combines excellent transport links with the peace and tranquillity of a desirable residential setting.

An exceptional opportunity for professionals, families or investors seeking a high-quality modern home in a prime Sanderstead location.

18 Brambledown Road

Sanderstead, CR2 0BL

Accommodation

Kitchen / Sitting Room – 27' 5" x 17' 6" (8.35m x 5.33m)
A spacious and beautifully appointed open-plan kitchen and sitting room with a side aspect and large bay window, providing plenty of natural light. A sliding door opens directly onto the terrace. The kitchen is fitted with high-quality units featuring soft-close doors and drawers, complemented by integrated Bosch appliances, including a fridge/freezer, electric oven, microwave, dishwasher, washer/dryer, induction hob and extractor fan. Further features include Calacatta Gold quartz worktops, luxury vinyl tile flooring and underfloor heating.

Bedroom One – 16' 2" x 14' 3" (4.92m x 4.34m)
A generously proportioned rear-facing double bedroom, finished with stylish luxury vinyl tile flooring and underfloor heating.

En-Suite – 8' 10" x 5' 9" (2.69m x 1.75m)
A contemporary en-suite featuring high-quality sanitaryware and tap fittings, part-tiled ceramic walls, heated towel rail, wall-hung wash hand basin with vanity unit and low-level WC. The bathroom also benefits from a tiled panelled bath with shower screen, wall-mounted taps and a separate hand-held shower attachment, together with porcelain tiled flooring and underfloor heating.

Bedroom Two – 13' 8" x 9' 8" (4.16m x 2.94m)
A bright front-facing bedroom featuring a large bay window, luxury vinyl tile flooring and underfloor heating.

Bathroom – 8' 9" x 6' 3" (2.66m x 1.90m)
A stylish family bathroom with a side aspect, part-tiled ceramic walls and high-quality sanitaryware and tap fittings. Features include a heated towel rail, wall-hung wash hand basin with vanity unit, low-level WC and a dedicated shower unit with wall-mounted rainwater showerhead and separate hand-held shower attachment. The bathroom is finished with porcelain tiled flooring and benefits from underfloor heating.

Bedroom Three – 10' 10" x 7' 2" (3.30m x 2.18m)
A well-proportioned front-facing bedroom with luxury vinyl tile flooring and underfloor heating.

Outside
Residents benefit from a communal car park with their own secure storage unit and pay-as-you-go EV charging facilities.

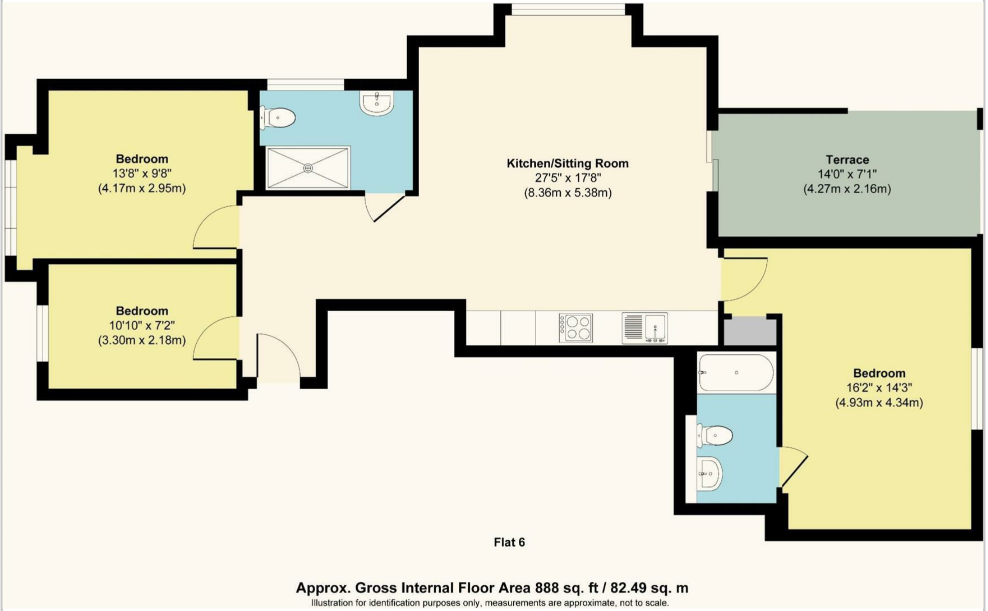
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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.

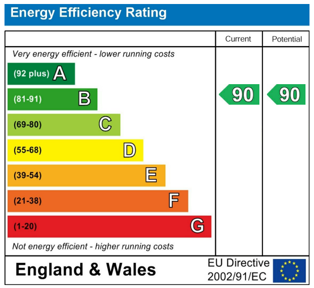
***** INCENTIVE *****

YOUR FIRST YEAR'S MORTGAGE CONTRIBUTION – UP TO £15,000*

***** MORTGAGE CONTRIBUTION CALCULATED BY REFERENCE TO THE MONTHLY MORTGAGE PAYMENT SHOWN IN THE PURCHASER'S ACCEPTED MORTGAGE OFFER, UP TO A MAXIMUM TOTAL CONTRIBUTION OF £15,000. SUBJECT TO LENDER APPROVAL, ELIGIBILITY AND LEGAL COMPLETION. THE INCENTIVE MUST BE DISCLOSED TO THE PURCHASER'S MORTGAGE LENDER AND MAY AFFECT THE MORTGAGE TERMS OR AMOUNT AVAILABLE. TERMS AND CONDITIONS APPLY *****

Floor Plan





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

No onward chain

There are solar panels

The property is on the second floor

There is communal parking

Share of Freehold

Service Charge £1090 per annum

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