



CHEYNE COURT, CHRISTCHURCH PARK, SUTTON, SM2 5TX
£375,000 LEASEHOLD



CHEYNE COURT, CHRISTCHURCH PARK SUTTON, SM2 5TX

2 Bedroom First Floor Flat In Sought-After Location

Good sized lounge with own balcony overlooking grounds

Good sized modern kitchen with appliances

Modern bathroom

Ensuite to main bedroom

Own garage en bloc

**Easy access Sutton town centre and mainline station
EPC GRADE 'C' • COUNCIL TAX BAND 'E'**



We are pleased to bring to the market for sale this spacious and elegant 2 bedroom flat located in the prestigious Christchurch Park. Features to note include a good sized lounge with own balcony overlooking grounds, gas central heating, double glazed windows/doors to balcony, modern kitchen with appliances, main bedroom with ensuite, modern bathroom, own garage en bloc.

FIRST FLOOR

INNER HALL

Spacious hall, radiator.

LOUNGE

17'4" × 12' (5.28m × 3.66m)
Double glazed window, double glazed doors opening onto own balcony, radiator, cove ceiling, power points.

KITCHEN

14'6" × 8'6" (4.42m × 2.59m)
Modern kitchen with range of wall and base units, stainless steel sink unit, washing machine, gas hob with oven under, extractor above, fridge/freezer, half tiled walls, tiled floor, double glazed window, ceiling spotlights.

BEDROOM 1

14'2" × 9'7" (4.32m × 2.92m)
Cove ceiling, radiator, double glazed window, carpet, power points.

ENSUITE

Ensuite to main bedroom with enclosed shower cubicle, low flush WC, wash hand basin, half tiled walls.

BEDROOM 2

12'7" × 7'5" (3.84m × 2.26m)
Double glazed window, coved ceiling, radiator, carpet, power points.

BATHROOM

Half tiled walls, laminate flooring, low flush WC, wash hand basin with mirror above, panelled bath with mixer shower, shaver point.

GROUND FLOOR

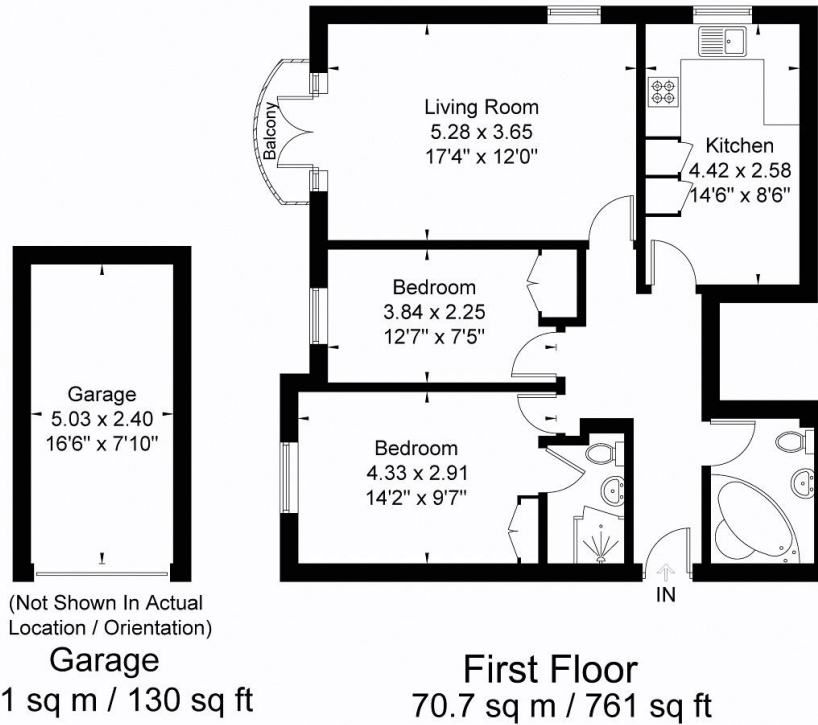
GARAGE

Own garage en bloc.



Cheyne Court SM2

Approximate Gross Internal Area = 70.7 sq m / 761 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 82.8 sq m / 891 sq ft



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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

LEASE: 96 YEARS
 SERVICE CHARGE/MAINTENANCE: £1660.75 PER ANNUM
 GROUND RENT: TO BE CONFIRMED

**VIEWING STRICTLY BY APPOINTMENT ONLY
 THROUGH THE VENDORS AGENTS HES PARRY
 & DREWETT (SUTTON)**

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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