

MULGRAVE ROAD, SUTTON, SM2
£390,000 SHARE OF FREEHOLD

**A TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
LOCATED WITHIN EASY REACH OF CHEAM VILLAGE,
CHEAM TRAIN STATION AND SEVERAL BUS ROUTES**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- Ground Floor Maisonette
- Share of Freehold
- Over 900 year Lease
- 2 Double bedrooms
- Entrance Hall with Two Storage Cupboards
- Living Room with Access to Patio Area
- Dining Room
- Shower Room/WC
- Direct Access to Well-Kept Shared Gardens
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A well-kept and spacious two double bedroom ground floor maisonette featuring a private patio area overlooking well-maintained shared gardens and residents' parking, conveniently located close to Cheam train station and Sutton train station, both of which provide fast and frequent services into Central London.

The nearby Cheam Village offers a variety of shops, restaurants and amenities and includes fantastic parkland at the nearby Nonsuch and Cheam parks whilst Sutton town centre provides a more extensive range of shops, restaurants and supermarkets.

Several well-regarded schools are within easy reach such as St Dunstan's Primary School, Cuddington Croft Primary School and Nonsuch High School for Girls.

The accommodation comprises a spacious entrance hall with two large storage cupboards, a light and airy living room with a door leading to the patio, a dining room, a modern-fitted kitchen with a further door to the side of the property, a large principal bedroom featuring fitted wardrobes, a good sized second double bedroom and a shower room/WC.

Other benefits include a long lease of 932 years approx. and service and maintenance charges of £1000 per annum, which include garden maintenance and buildings insurance.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 15'7" x 11'4" max (4.75m x 3.45m max)

Dining Room - 9'8" x 6'6" max (2.95m x 1.98m max)

Kitchen - 9'9" x 7'7" max (2.97m x 2.3m max)

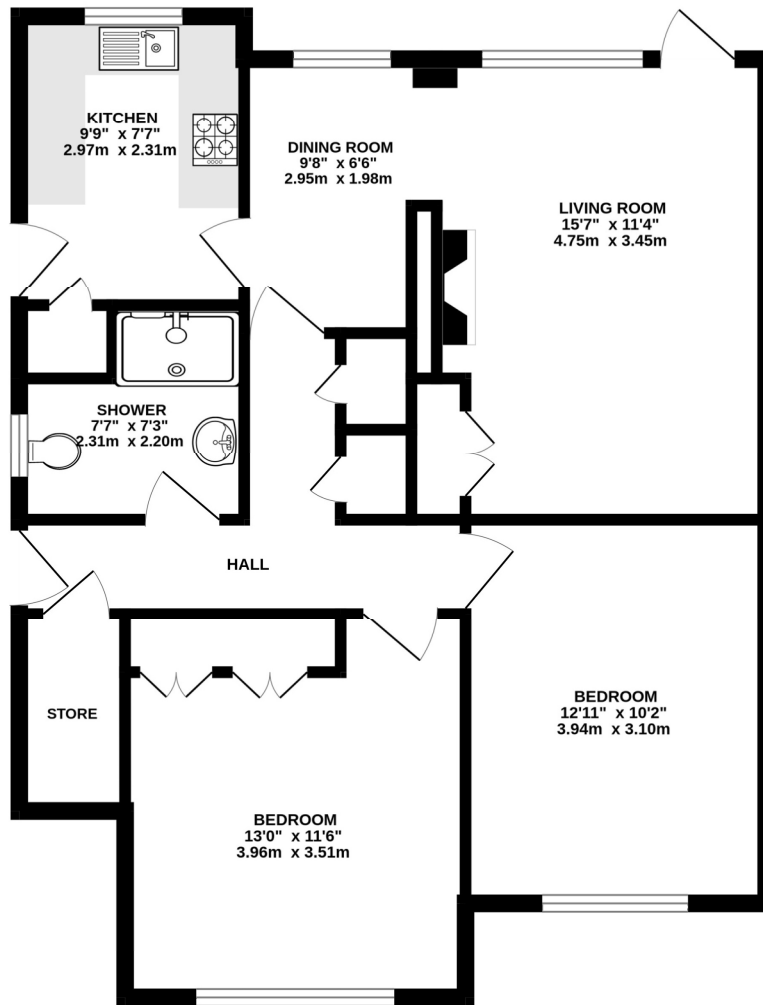
Bedroom - 13' x 11'6" max (3.96m x 3.5m max)

Bedroom - 12'11" x 10'2" max (3.94m x 3.1m max)

Shower Room/WC - 7'7" x 7'3" max (2.3m x 2.2m max)



Mulgrave Road, Sutton SM2 6EY
INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m



GROUND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

