



THE BROADWAY, CHEAM, SUTTON, SM3
OIEO £450,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND INCREDIBLY SPACIOUS TWO BEDROOM APARTMENT LOCATED IN THE HEART OF CHEAM VILLAGE

Winkworth

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AT A GLANCE

- 2 Double Bedrooms
- Living/Dining Room/Kitchen
- Dressing Room
- Bathroom
- Allocated Resident's Parking
- Secure Entry Phone System
- Close to Cheam Station
- Close to Good Schools
- Council Tax Band D
- EPC Rating C

DESCRIPTION

Built in 2018, this incredibly spacious and stunning apartment offers fantastic open-plan living space, well-proportioned room sizes, allocated resident's parking and is ideally located in the heart of Cheam Village which offers an array of shops, pubs, restaurants and plenty of nearby parkland at Cheam and Nonsuch Parks.

Commuters and professionals requiring quick and easy access into Central London will have the benefit of Cheam train station and a variety of bus routes towards Kingston, Sutton, Heathrow and Morden Underground. Families will have the choice of several well-regarded schools including St Dunstan's Primary School, Cuddington Croft Primary School and Nonsuch High School for Girls.

The accommodation is set over approximately 840 sq. ft and includes a huge open plan living/dining room with fully fitted kitchen, a large principal bedroom with dressing room, a good sized second double bedroom and a luxury family bathroom with shower. The contemporary décor and Velux style windows creates a light and airy feel throughout.

Other features include a secure entry phone system, lots of storage and resident's parking.



ACCOMMODATION

Living/Dining Room/Kitchen - 18'8" x 17'8" Max (5.7m x 5.38m Max)

Bedroom - 13'10" x 11'9" Max (4.22m x 3.58m Max)

Dressing Room

Bedroom - 16'5" x 9'8" Max (5m x 2.95m Max)

Bathroom - 10' x 7' Max (3.05m x 2.13m Max)

Allocated Resident's Parking

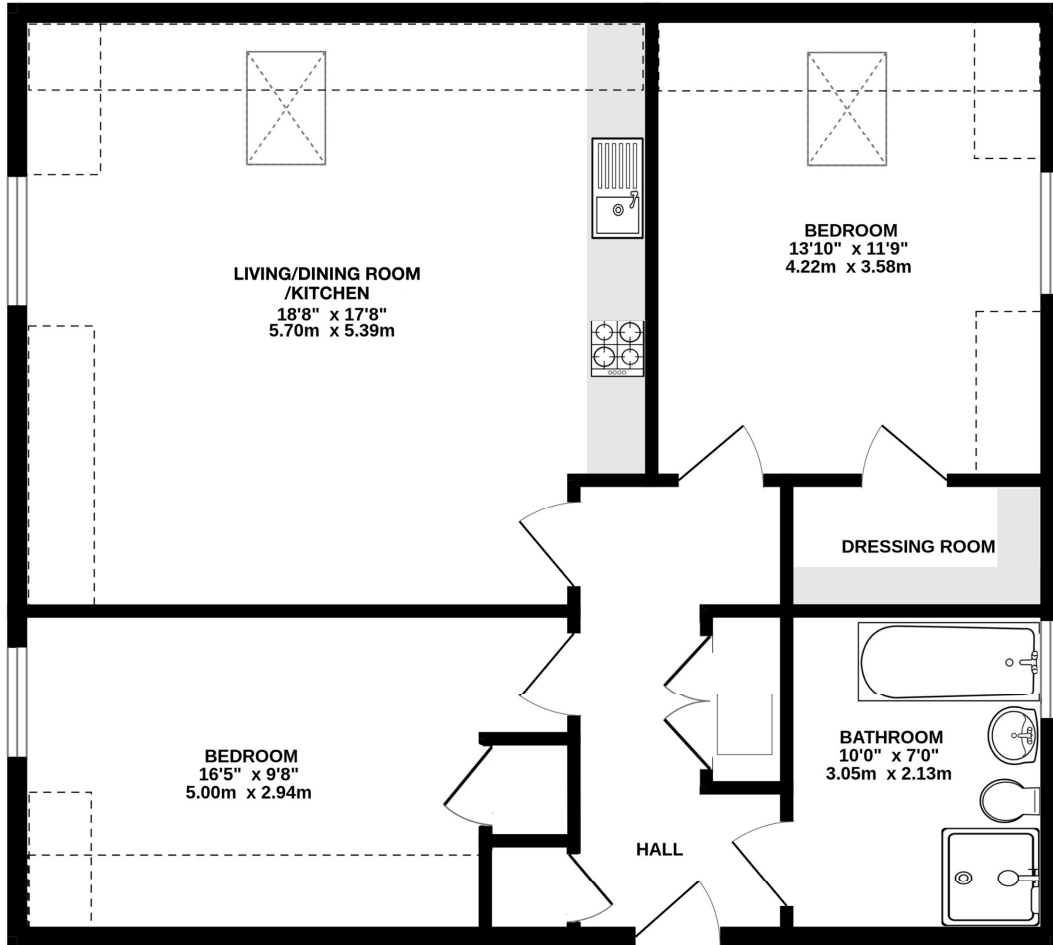
Storage

Entrance Hall



Eton Court, Cheam SM3 8BD

INTERNAL FLOOR AREA (APPROX.) 840 sq ft/ 78 sq m



SECOND FLOOR FLAT

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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	80	80
(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	

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