



**YORK ROAD, CHEAM, SUTTON, SM2**  
**£343,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH DIRECT ACCESS TO SHARED GARDENS AND IDEALLY LOCATED CLOSE TO CHEAM VILLAGE**

**Winkworth**

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## AT A GLANCE

- 960 Year Lease
- Ground Floor
- 2 Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Style Bathroom
- Two Storage Cupboards
- Easy Reach of Cheam & Sutton
- Close to Well-Regarded Schools
- Local Trains into Central London
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

A beautifully presented two double bedroom ground floor maisonette, ideally situated close to Cheam Village, offering a wide array of shops, bars, restaurants, and amenities.

Commuters will be well served by trains from Cheam and Sutton mainline stations, both offering fast and frequent services into Central London.

Families will benefit from lots of well-regarded local schools including Homefield Preparatory School, Avenue Primary Academy and Sutton High School GDST.

The accommodation consists of two spacious double bedrooms, a large living with plenty of space for dining table and chairs, a recently refurbished modern fitted kitchen with direct access to the shared gardens and a luxury bathroom.

Outside, the property offers well-maintained shared gardens.

Lease and related information:

The vendor has provided the following information:

- The lease is 999 years from 25th March 1985 therefore has approximately 959 years remaining.
- The service and maintenance charges, ground rent and buildings insurance are approximately £700 per annum.
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

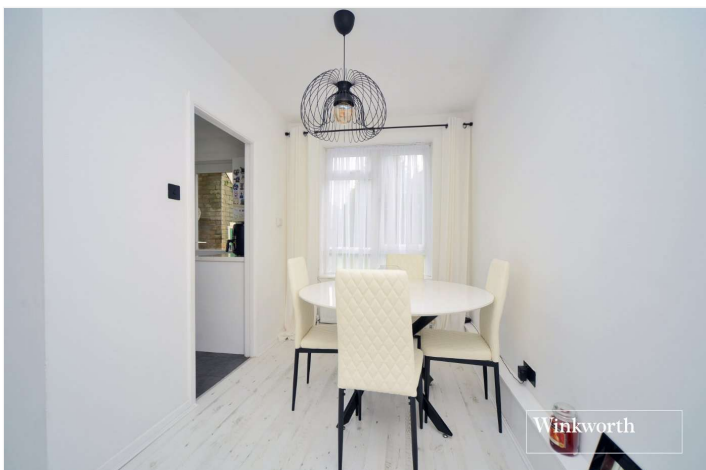
**Living/Room** - 23'3" x 10'4" max (7.09m x 3.15m max)

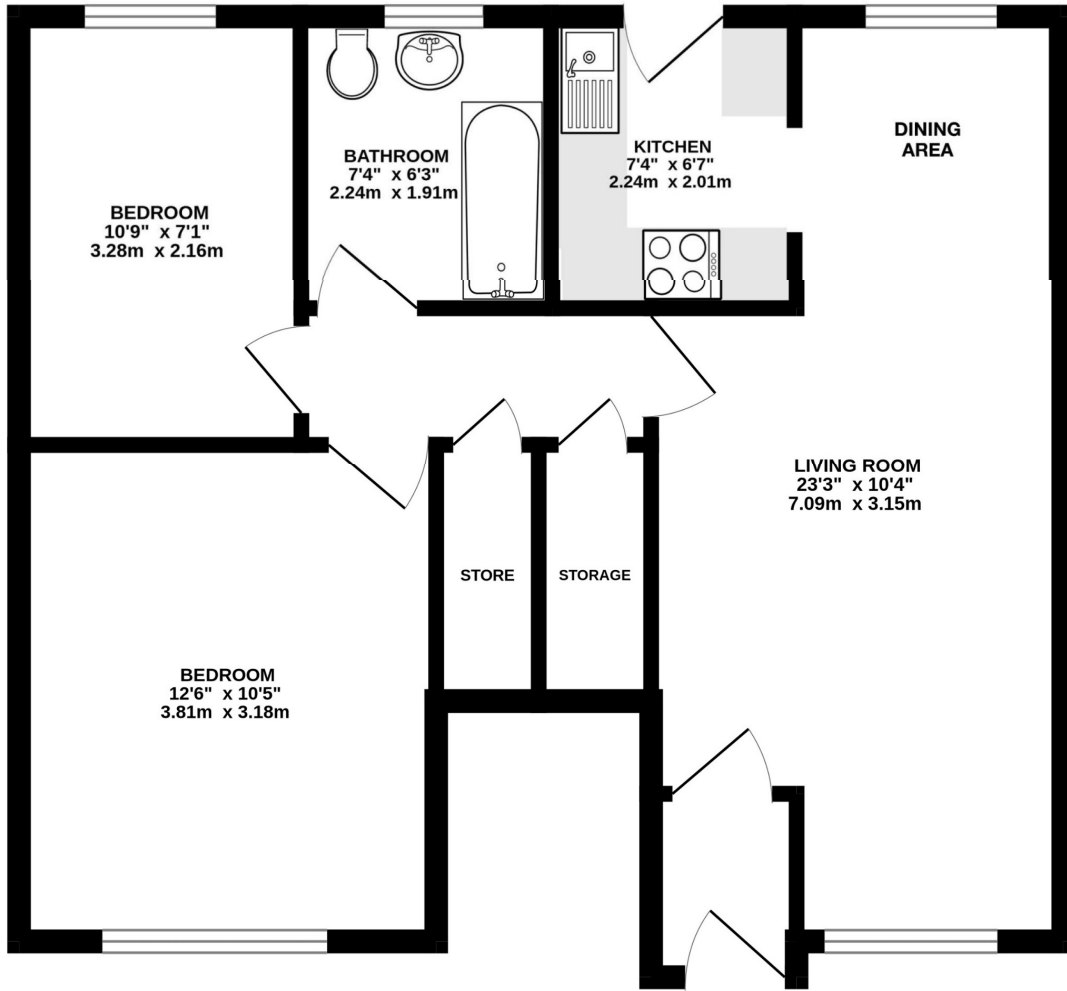
**Kitchen** - 7'4" x 6'7" max (2.24m x 2m max)

**Bedroom** - 12'6" x 10'5" max (3.8m x 3.18m max)

**Bedroom** - 10'9" x 7'1" max (3.28m x 2.16m max)

**Bathroom** - 7'4" x 6'3" max (2.24m x 1.9m max)





GROUND FLOOR FLAT

York Road, Sutton SM2 6HB

INTERNAL FLOOR AREA (APPROX.) 590 sq ft/ 54.8 sq m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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