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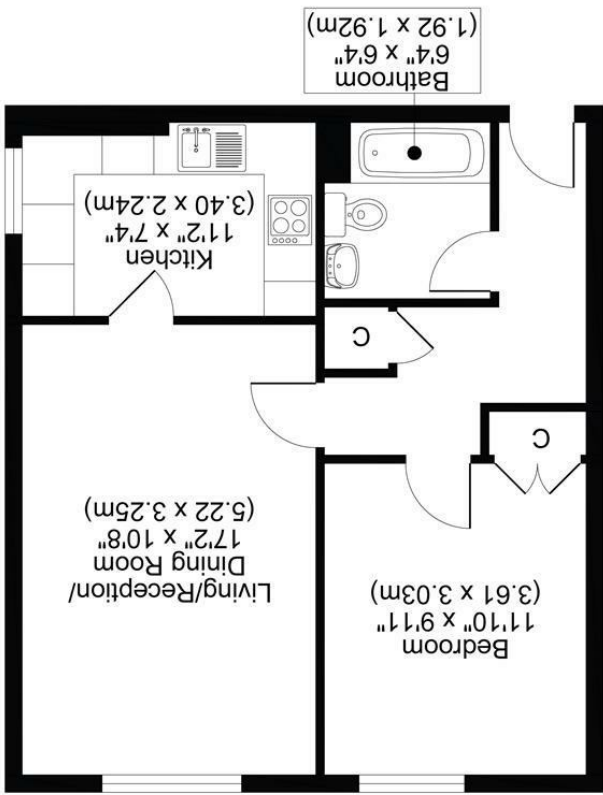
RICS

The Property  
Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



STEPHENSON COURT, STATION APPROACH, SM2  
TOTAL APPROX FLOOR PLAN AREA 531 SQ.FT (49 SQ.M)  
FIRST FLOOR



CHRISTIES





STATION APPROACH, SUTTON SM2 7BP

GUIDE PRICE £250,000

**\*CHAIN FREE\***  
LOCATED IN THE HEART OF CHEAM VILLAGE, THIS CHARMING ONE BEDROOM FIRST-FLOOR FLAT ON STATION APPROACH IS THE PERFECT FIRST-TIME BUYER OR BUY TO LET PURCHASE DUE TO THE CLOSE PROXIMITY OF CHEAM STATION AND THE HOST OF AMENITIES AVAILABLE IN CHEAM VILLAGE AND THE SURROUNDING TOWNS.

THE PROPERTY IS WELL PROPORTIONED THROUGHOUT OFFERING A MAIN RECEPTION WITH VIEWS OVER THE COMMUNAL AREAS, FITTED KITCHEN, PART TILED BATHROOM SUITE AND DOUBLE BEDROOM WITH BUILT IN WARDROBE. THE PROPERTY ALSO COMES WITH A PARKING SPACE TO THE FRONT OF THE BUILDING.

THE LOCATION IS TRULY EXCEPTIONAL, WITH EASY ACCESS TO LOCAL SHOPS AND AMENITIES, AS WELL AS EXCELLENT TRANSPORT LINKS. THE NEARBY STATIONS PROVIDE MAINLINE SERVICES TO CENTRAL LONDON, MAKING THIS FLAT AN IDEAL CHOICE FOR COMMUTERS OR THOSE WHO ENJOY THE CITY LIFE.

WITH SHARE OF FREEHOLD AND OVER 930 YEARS REMAINING ON THE LEASE, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS LOOKING TO ENTER THE MARKET. DO NOT MISS YOUR CHANCE TO OWN THIS DELIGHTFUL FLAT IN A SOUGHT-AFTER AREA OF CHEAM, WHERE COMFORT AND CONVENIENCE COME TOGETHER SEAMLESSLY.

MAINTENANCE FEE OF JUST £71.40 PER MONTH

- CHAIN FREE
- SHARE OF FREEHOLD
- CHEAM VILLAGE LOCATION
- PERFECT FOR COMMUTERS
- COUNCIL TAX BAND C
- EPC RATING C

