

**FOR SALE**



**Wordsworth Drive, Cheam, SM3**  
**Asking Price of £185,000. 945 year long lease**

  
**MARTIN&CO**

Wordsworth Drive, Cheam SM3

- 945 YEAR LEASE
- SEPARATE BED AREA
- SPACIOUS STUDIO
- WELL PRESENTED
- MODERN BATHROOM
- CLOSE TO NONSUCH PARK

A spacious ground floor studio flat with a separate bed area, immediately available with NO CHAIN. The flat has a generous amount of storage space and a modern finish. This property is located in Cheam only 8 minutes walk away from Nonsuch Park! Transport links and bus routes to Morden, Sutton, Epsom and Worcester Park. EPC band E. Sutton council tax band B = £1,593.18 PA. KEYS HELD.



## Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE

T: • E:

<http://www.martinco.com/>

  
**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.