

FOR SALE



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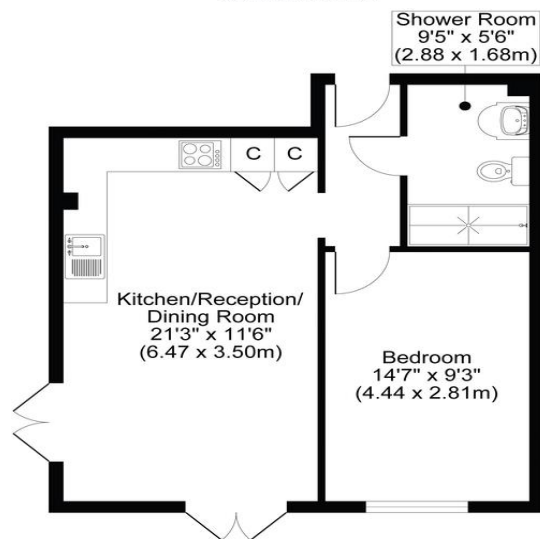
London Road, North Cheam, Sutton SM3
Asking Price of £180,000 Over 55's Long Lease + SH/FH.

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- QUIET GATED DEVELOPMENT FOR OVER 55's
- LUXURY RETIRMENT BLOCK RUN BY RESIDENTS
- 1 BEDROOM GROUND FLOOR FLAT
- DIRECT ACCESS TO COMMUNAL PATIO
- ELECTRIC HEATING & SECURE GATED ACCESS
- LONG 982 YR LEASE + SHARE FREEHOLD
- MODERN KITCHEN & SHOWER ROOM
- STRAIGHT ONTO CHEAM HIGH STREET
- NO CHAIN & NO PETS

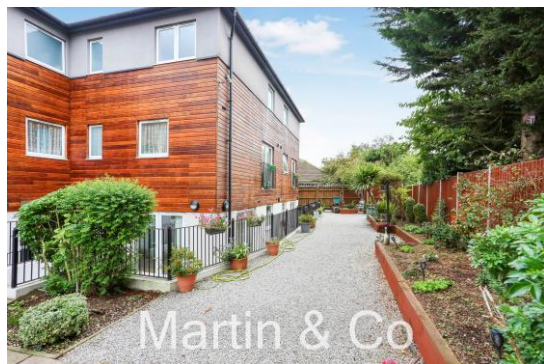
RETIREMENT PRIVATE BLOCK FOR OVER 55's. A well presented modern ground floor 1 bedroom apartment with direct access to a communal patio & grounds, set back in this attractive gated development, behind The Nonsuch Inn on Cheam High Street. This development is for independent & active residents, no site manager or communal lounges, very much a luxury private block. The exterior wood facia of the block has been sanded and varnished and this apartment was bought by one of our clients in 2023. Unfortunately, due to ill health, the owner has had to move, so the property is being offered with NO CHAIN at the price paid, with all the purchase information available. Open plan living room & modern kitchen, double bedroom, modern shower room, entry phone security. LONG 982 YEAR LEASE & A SHARE OF FREEHOLD. Sutton Council band C = £1,925.49 pa. EPC Band C. KEYS HELD. NO ALLOCATED PARKING.

RUXLEY HOUSE, LONDON ROAD, SM3
TOTAL APPROX FLOOR PLAN AREA 475 SQ.FT (44 SQ.M)
GROUND FLOOR



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.

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Martin & Co Sutton

32 Stonecot Hill • Sutton • SM3 9HE
T: 0208337 9647 • E: SUTTON@MARTINCO.COM

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

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision