

TURNERS



Ocean House, Station Approach, Sutton, SM2  
£425,000 Leasehold - Share of Freehold

020 8687 9787 | [iturnersproperty.com](http://iturnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

Flat 3, Ocean House Cheam, has now been released for marketing. With 50% of the development already sold stc this two bedroom, ground floor flat is sure to attract a lot of attention. Especially with the added benefit of being Share of Freehold and having low service charges! Don't miss out on viewing this brand new property in the heart of Cheam Village.

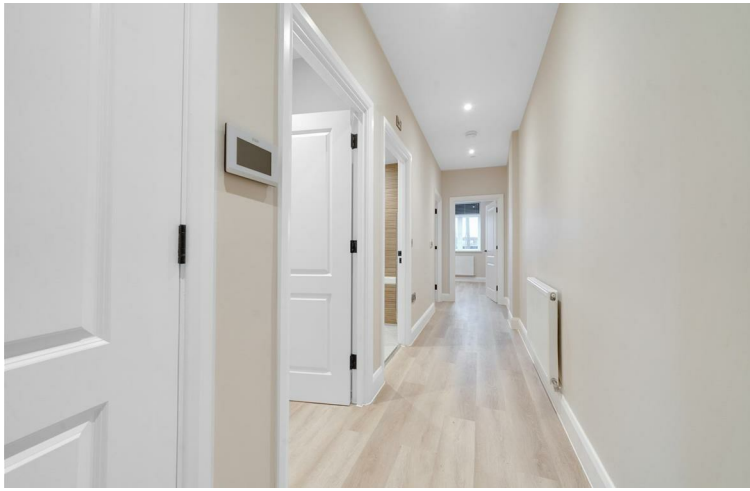
### Contemporary Village Living with Premium Finishes

Ocean House Cheam presents a unique opportunity to own a modern, one or two-bedroom apartment in the heart of Cheam Village. Designed for light and space, each residence features high-spec appliances, Sierra Fresco LVT flooring, and bespoke interior details in timeless tones of chalk white, canvas, and cream.

Kitchens come equipped with Shaker-style cabinetry and quartz countertops, while bathrooms boast luxurious Laufen Pro fixtures and Porcelanosa tiling.

With excellent transport links at Cheam Station and an array of local amenities, these apartments offer the best of both convenience and comfort.

A number of properties in the development have already been sold and are already exchanging and completing, so don't miss out the opportunity to own a brand new apartment that offers contemporary living in a village setting.



### Kitchen Specs

Shaker style kitchen units with soft close doors and drawers  
20mm Quartz worktop with 100mm upstand and splash back to hob  
Under Cabinet strip LED's  
Stainless steel sink and contemporary chrome mixer taps  
Integrated BOSCH appliances including oven, microwave, fridge freezer & dishwasher

### Bathroom Specs

Designer Laufen Pro WC with concealed cistern and chrome dual flush plate  
Laufen Pro basin with chrome Hansgrohe basin tap and vanity unit  
Bespoke LED mirrored bathroom cabinet with lighting, with shaver socket  
Steel bath with bespoke bath panel  
Chrome towel radiator  
Bathroom will include shower screen fitted to bath  
Thermostatic mixer valve, bath spout and overhead shower  
Bathrooms with a walk-in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment  
Porcelanosa Ceramic Tiling with feature tiles  
Niche with LED lighting

### General Specs

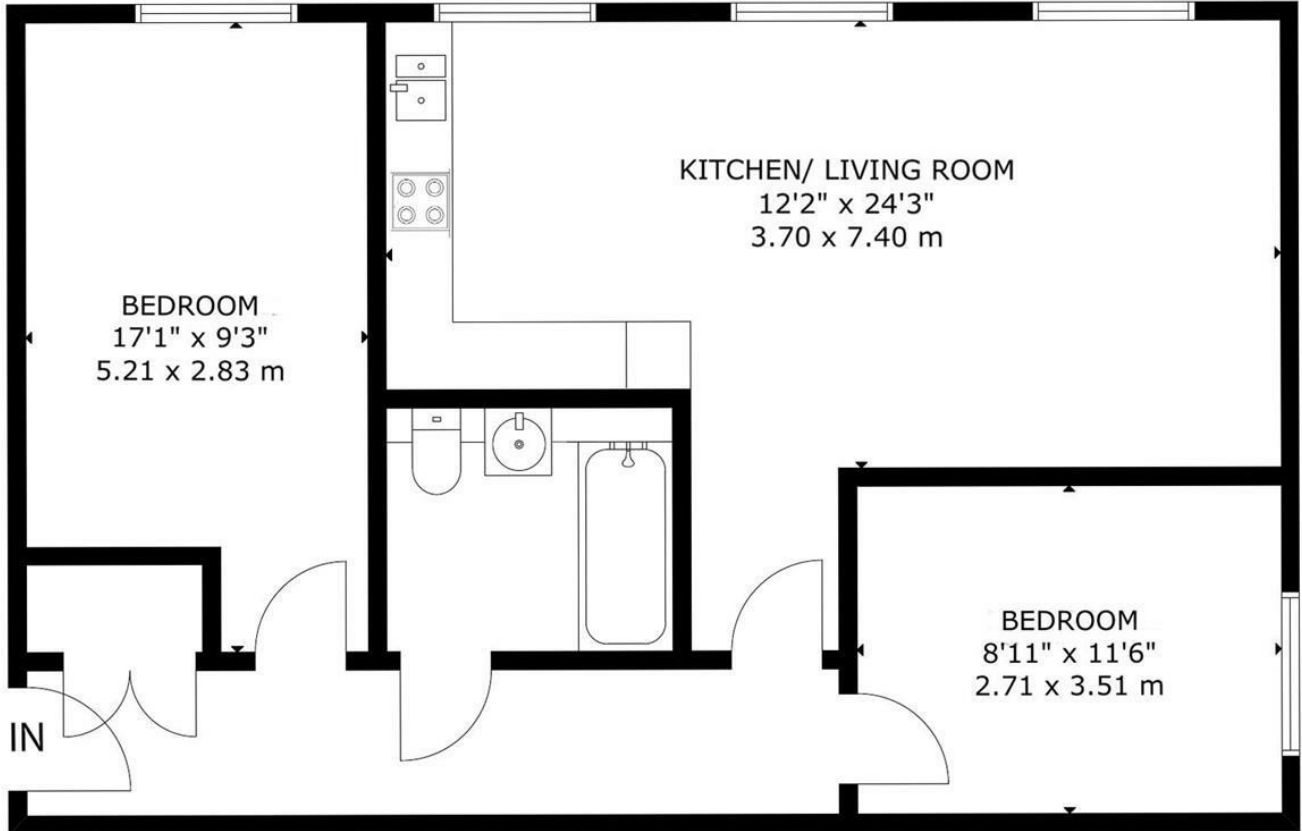
Free standing Bosch washer/dryer in store cupboard  
Sierra Fresco LVT flooring in hallway, kitchen, dining, bedroom and living areas  
Smart video door entry system  
Communal cycle storage  
10 years structural warranty  
Smart radiator throughout. Thermostatically zonal controlled locally & smart app  
Mains operated ceiling mounted smoke and heat detectors  
Provision for Sky-Q (without subscription) Full Fibre Optic cable ready,  
Brushed chrome switches and sockets  
CAT 5 Wired throughout at each TV point

## Key Features

- 2 Bedroom Ground Floor Flat
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Excellent Transport Links & Local Amenities
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Share of Freehold / Low Service Charges
- 50% Now Sold stc



OCEAN HOUSE SM2  
GROSS INTERNAL AREA  
67.sq.m. - 717.sq.ft.



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©12062024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk

GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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