

TURNERS



Ocean House, Station Approach, Sutton, SM2
£310,000 Leasehold - Share of Freehold

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Full Description

Flat 22 - Ocean House. Several apartments now complete. Limited appointments available. Book today to secure your slot.

Ocean House Cheam, a collection of 24, one and two bedroom apartments in Cheam Village, only seconds away from Cheam Station.

Designed to maximise light and space, every residence has been thoughtfully designed to offer, a classic, timeless look yet with contemporary finishes and high spec appliances.

Flat 22 is a one bedroom, apartment located on the top [fifth] floor of the development with lift access and views out over the front of the development

Simple and elegant in design, the south facing, open plan living room/kitchen is flooded with natural light benefitting from the evening sun.

Decorated in soft neutral tones, the apartments 'quietly shout' style and refinement in tones of chalk white, canvas and cream complimented by soft wood tones and elegant dashes of chrome and metal. Throughout the property there is Sierra Fresco LVT flooring. Traditional shaker style, kitchen cabinets with soft close doors and drawers and the colours are all in soft off-white tones to blend seamlessly with the fresh-painted walls; while the double bedroom allows plenty of room for a double bed, and freestanding furniture.

Ocean House is likely to appeal to singles and couples looking to get on the property ladder, and want easy access into Central London while also having open green spaces and a friendly neighbourhood vibe on the doortstep. This 'best of both worlds' would also suit those looking to downsize and wanting the advantages of a fantastic location and excellent transport links.

AE500 deposit, is all you need to secure your chosen apartment. In addition there are limited, allocated parking spaces available for an extra fee. Any prospective purchasers are advised to book early to avoid disappointment and to check out further details on the developments dedicated website; search, Ocean House Cheam.

N.B. Images may be computer generated or show alternative flats within the development and are merely indicative of layout and finish. Individual apartments will vary.



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

Concealed three-way 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

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

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

Key Features

- Flat 22 One Bedroom, Top Floor Apartment
- High Spec Finish Throughout
- Lift to Upper Floors
- Desirable Cheam Village Location
- Share of Freehold / Low Service Charges
- Excellent Transport Links & Local Amenities
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- EPC Rating TBC
- Parking Available by Separate Negotiation



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 ©17062024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email. mark@steelelondon.co.uk

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

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