

TURNERS



Ocean House, Station Approach, Sutton, SM2  
£300,000 Leasehold

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

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## Full Description

Calling all First Time Buyers! Available for sale, a stylish one-bedroom, top-floor apartment with low service charges and share of freehold in Ocean House, a brand new development in Cheam Village.

Thoughtfully designed and finished to a high standard, this top floor apartment (with lift access) offers a calm, modern living space in a highly connected yet peaceful setting.

The open-plan living room and kitchen are bathed in natural light, thanks to large windows that enhance the sense of space and openness. Decorated in soft, neutral tones, the space feels both timeless and contemporary. Throughout the apartment, Sierra Fresco LVT flooring adds a consistent, refined finish.

The kitchen is fitted with classic shaker-style cabinets in soft off-white, featuring soft-close doors and drawers, all seamlessly blending with the freshly painted walls. The bedroom is generously proportioned, easily accommodating a double bed and freestanding furniture, while continuing the calming palette of chalk white, canvas, and cream with elegant wood and chrome accents.

With Cheam Station just seconds away and the shops, cafés, and green spaces of Cheam Village on the doorstep, This property offers an ideal mix of convenience and lifestyle. Whether you're a first-time buyer, a couple seeking a well-connected home, or someone looking to downsize without compromise, this top-floor apartment provides a smart, comfortable base in a desirable location.



### 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

Bath 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

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

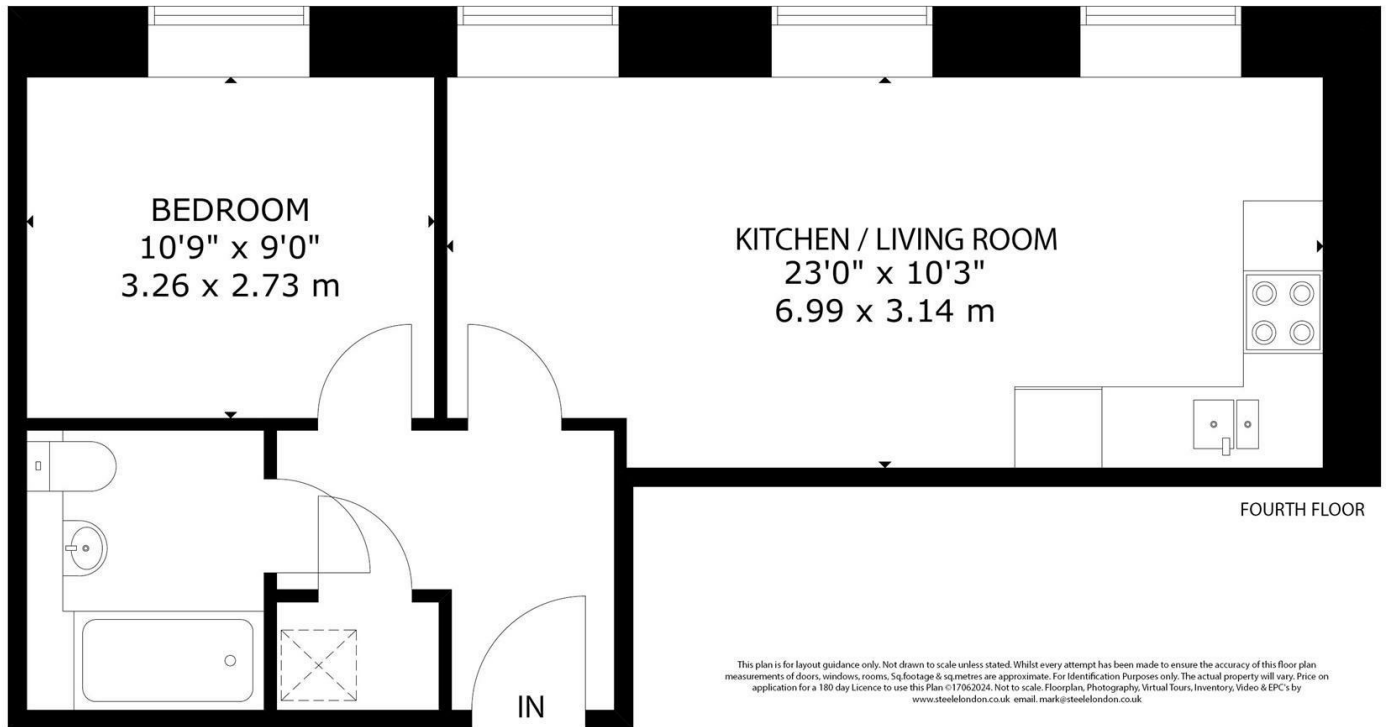
CAT 5 Wired throughout at each TV point

## Key Features

- Top Floor, One Bedroom Apartment
- 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
- Lift to Upper Floors
- EPC Rating TBC



OCEAN HOUSE SM2  
GROSS INTERNAL AREA  
TOTAL: 42.sq.m - 452.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 © 17/06/2024. Not to scale- Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelclondon.co.uk email: mark@steelclondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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