

TURNERS



Ocean House, Station Approach, Sutton, SM2  
£305,000 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 15 - Ocean House, Cheam now released to market. Don't miss out on this beautifully designed, Share of Freehold apartment and benefit from the low service charges. Situated in the heart of Cheam Village.

Flat 15 is a spacious and stylish one bedroom apartment with premium features located on the third floor, of this brand new Share of Freehold development.

Step into sophisticated urban living at Ocean House Cheam, perfectly crafted to maximize light, the space features an open-plan kitchen and living area, elegant Shaker cabinetry, and integrated Bosch appliances for easy, stylish entertaining. The bathroom showcases Porcelanosa tiling, a chic chrome towel radiator, and a mirrored LED-lit cabinet for added luxury. Soft, warm tones of canvas and cream create a relaxing ambiance, complemented by smart-controlled radiators and brushed chrome fixtures.

Located seconds from Cheam Station and a vibrant high street, this apartment is perfect for those seeking the blend of village tranquillity and city connectivity.

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

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

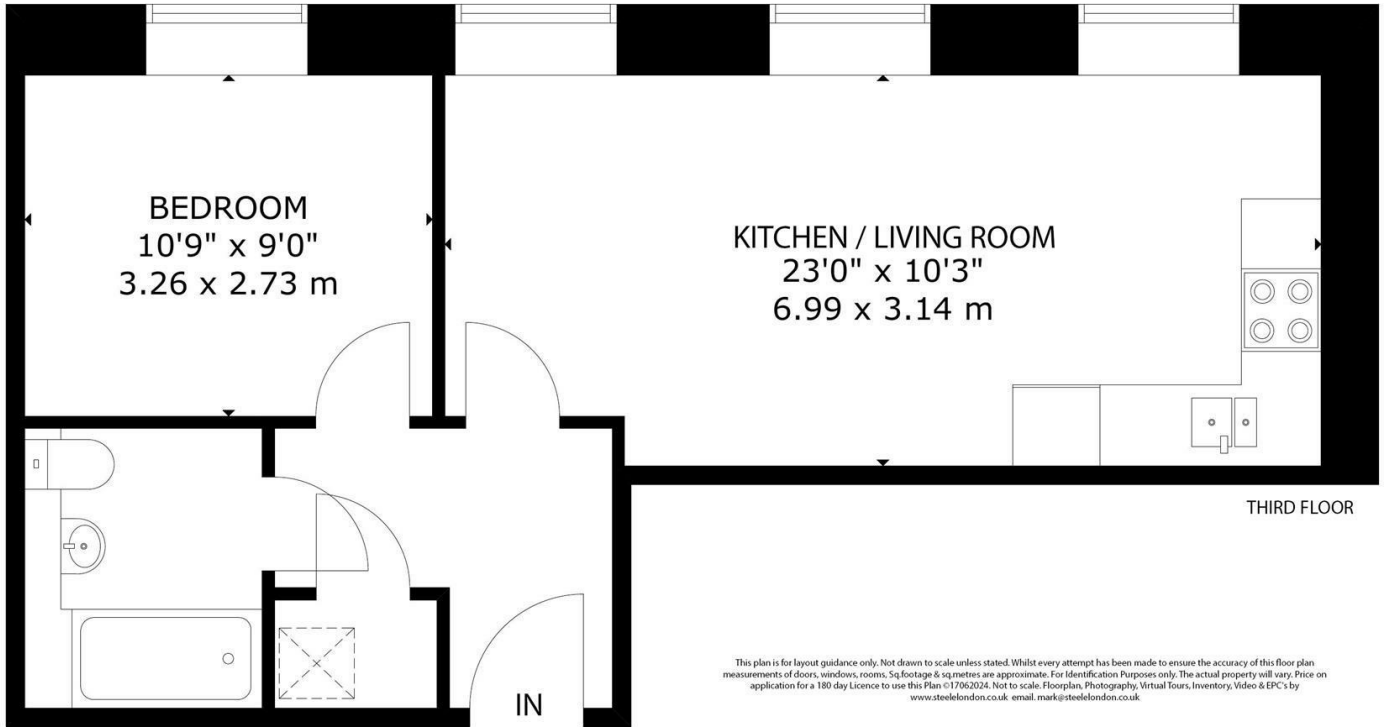
CAT 5 Wired throughout at each TV point

## Key Features

- Flat 15, Third 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 B



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.steelelondon.co.uk email. mark@steelelondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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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