

TURNERS



Station Approach, Sutton, SM2

£415,000 Leasehold - Share of Freehold

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

TURNERS







## Full Description

Flat 8 Ocean House, Cheam | Two Double Bedrooms | High Spec Finish Throughout  
50% NOW SOLD (stc) in this SHARE OF FREEHOLD development.

Flat 8 is a two double bedroom, apartment located on the first floor, looking out onto the front of the development.

The open plan living room/kitchen offers a light filled space, with triple windows creating a calming, airy ambience complimented by the Sierra Fresco LVT flooring throughout the property. The kitchen cabinets are in traditional shaker style with soft close doors and drawers and the colours are all in soft off-white tones to blend seamlessly with the fresh-painted walls.

The two, double bedrooms both allow plenty of room for a double bed, and freestanding furniture.

Having been interior designed throughout 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.

Ocean House Cheam is located just moments away from the lively buzz of Cheam Village, with Cheam train station being right on the doorstep, making it ideal for singles and couples looking to get on the property ladder but don't want to compromise on missing out on a Central London lifestyle while also benefitting from the green spaces and relaxed vibe of the local neighbourhood. Likewise, Ocean House Cheam may also appeal to those looking to downsize and wanting the advantages of a fantastic location and excellent transport links.

## Key Features

- Flat 8, First Floor, Two Bedroom Apartment
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Excellent Transport Links & Local Amenities
- Share of Freehold
- Low Service Charges
- Lift to Upper Floors
- EPC Rating TBC

### 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

### 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)

Brushed chrome switches and sockets

CAT 5 Wired throughout at each TV point

See further details and floorplans for all flats on the dedicated Ocean House Website

[oceanhousecheam.co.uk](http://oceanhousecheam.co.uk)

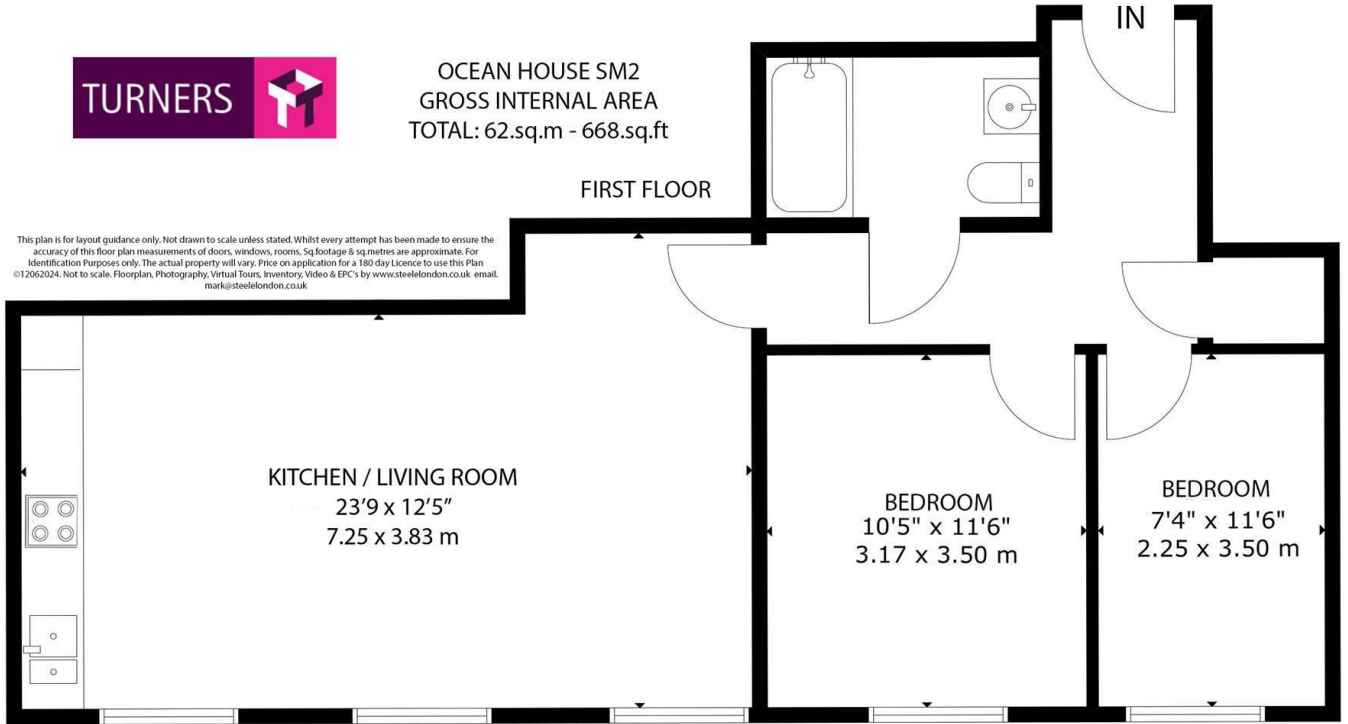




OCEAN HOUSE SM2  
GROSS INTERNAL AREA  
TOTAL: 62.sq.m - 668.sq.ft

FIRST FLOOR

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 meters 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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