

TURNERS



£5000 Stamp Duty

OCEAN
HOUSE

n House Cheam



Ocean House, Station Approach, Sutton, SM2
£400,000 Leasehold - Share of Freehold

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

TURNERS





Full Description

Limited Incentive – Up to £5,000 Stamp Duty Paid

Take advantage of this excellent incentive with up to £5,000 towards your stamp duty, available for a limited time to help you secure the property with reduced upfront costs.

Opportunity to acquire a 2nd floor, two, double-bedroom apartment in this brand new share of freehold development in Cheam Village. Benefitting from low service charges, lift to upper floors, new build guarantee and being just a stones throw from Cheam station. Book to view today.

Experience refined modern living at Ocean House Cheam, a premium development of one- and two-bedroom apartments, each designed to maximize space and natural light. Located in vibrant Cheam Village, Ocean House combines proximity to Cheam Station with a wealth of local amenities, including cafes, gyms, and the scenic green spaces.

With soft-close shaker kitchen cabinetry, integrated Bosch appliances, and sleek quartz countertops, every apartment exudes sophistication. Each bathroom offers designer fixtures, LED-lit niches, and elegant tiling, creating a calming sanctuary.

Featuring secure cycle storage, low service charges, (share of freehold not leasehold!) and the option to secure a parking space, these apartments cater to an elevated yet practical lifestyle.

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

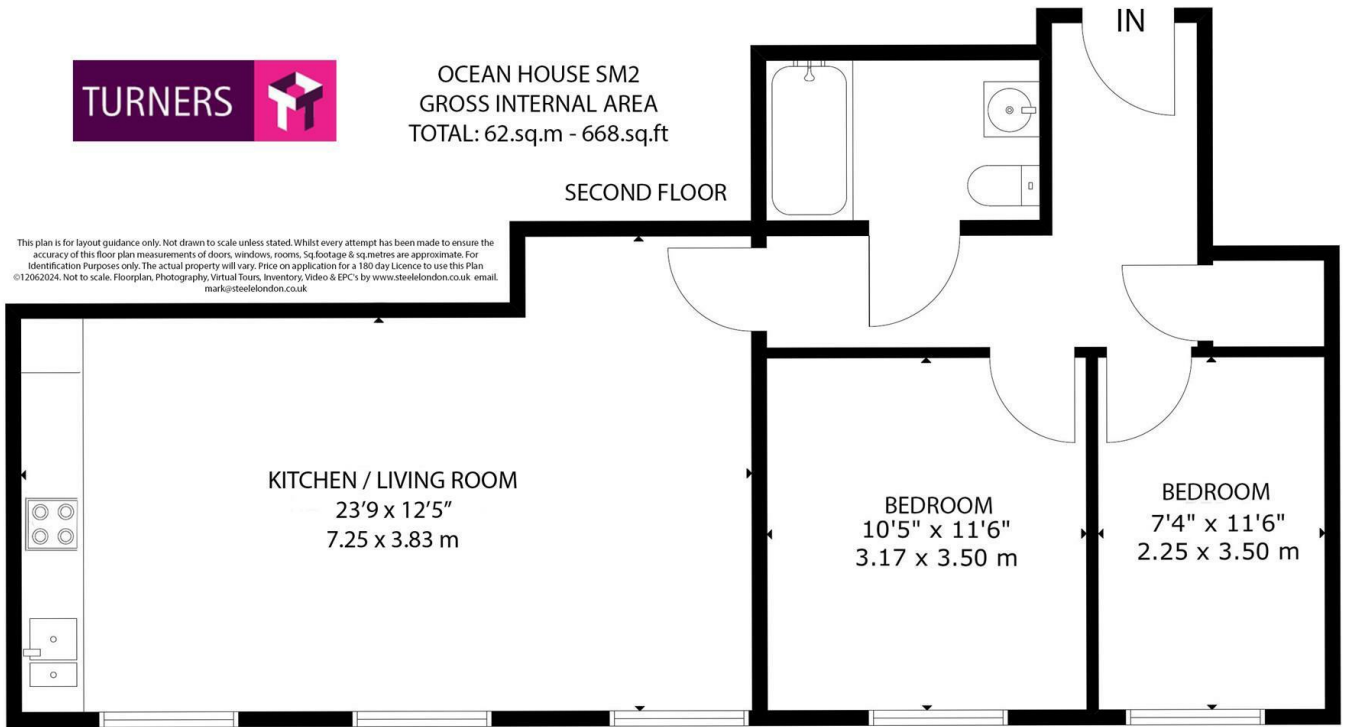
- Share of Freehold - Low Service Charges!
- Second Floor, Two Bedroom Apartment
- High Spec Finish Throughout
- Desirable Cheam Village Location
- Excellent Transport Links & Local Amenities
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Lift to Upper Floors
- EPC Rating C
- Stamp duty paid up to 5,0000



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

SECOND 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

Ocean House, Station Approach, Sutton, SM2
£400,000 Leasehold - Share of Freehold

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

