

TURNERS



Ocean House Ch

000 Furniture Voucher*



No Stamp Duty for F

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Ocean House, Station Approach, Sutton, SM2 £300,000 Leasehold - Share of Freehold

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

TURNERS





Full Description

No Stamp Duty for first time buyers* & £3000 Towards Furniture Upon Completion!

Take your first step up on the property ladder with this exclusive offer. With no Stamp Duty to pay for first time buyers and £3000 towards furniture you could soon be sitting pretty into your first home!

This third floor, one-bedroom apartment is just a stone's throw from Cheam station and benefits from being share of freehold with low service charges and a new build guarantee. Book to view today.

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

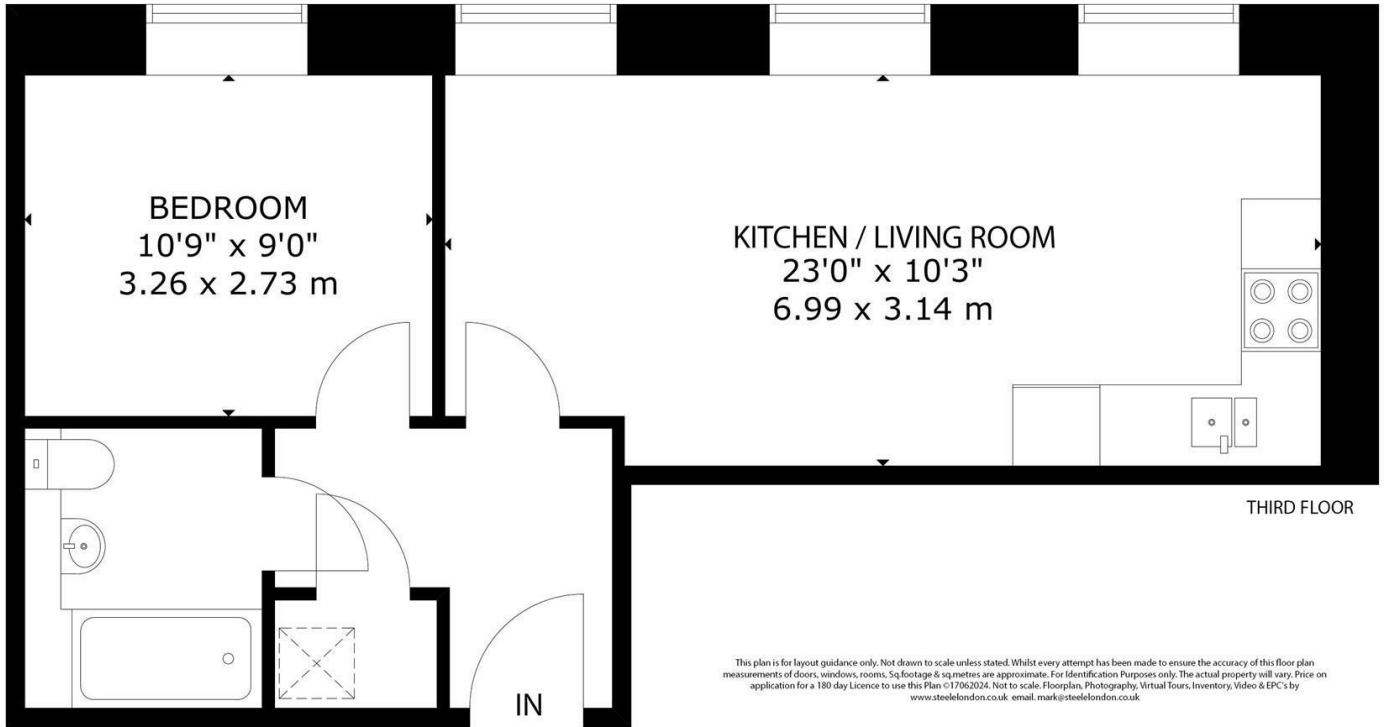
CAT 5 Wired throughout at each TV point

Key Features

- Spacious, Third Floor, One-Bedroom Apartment
- No Stamp Duty to Pay for First Time Buyers
- £3000 Towards Furniture Upon Completion
- Share of Freehold / Low Service Charges
- Vibrant High Street inc Waitrose, Bars & Cafes & Gyms
- Excellent Transport Links & Local Amenities
- Lift to Upper Floors
- EPC Rating B
- 900 per annum service charge



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) 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	

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