



**Price**

**£375,000**

**Leasehold**

2x  2x  1x 

**Station Approach,  
Cheam, Sutton, Surrey,  
SM2**

**OVER 60?**

Secure this property  
for up to **59% less!**



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Luxurious apartment on doorstep of Belmont Village
- Allocated parking & communal roof terrace
- Modern fittings throughout
- Moments from Belmont station and bus garage
- Walking distance to parks and Banstead Common

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Kitchen: 17'10 x 15'3 (5.44m x 4.65m)

Bedroom 1 : 13'6 x 9'9 (4.12m x 2.97m)

En-suite Shower Room

Bedroom 2: 13'7 x 8'4 (4.14m x 2.54m)

Family Bathroom : 7'4 x 5'9 (2.24m x 1.75m)

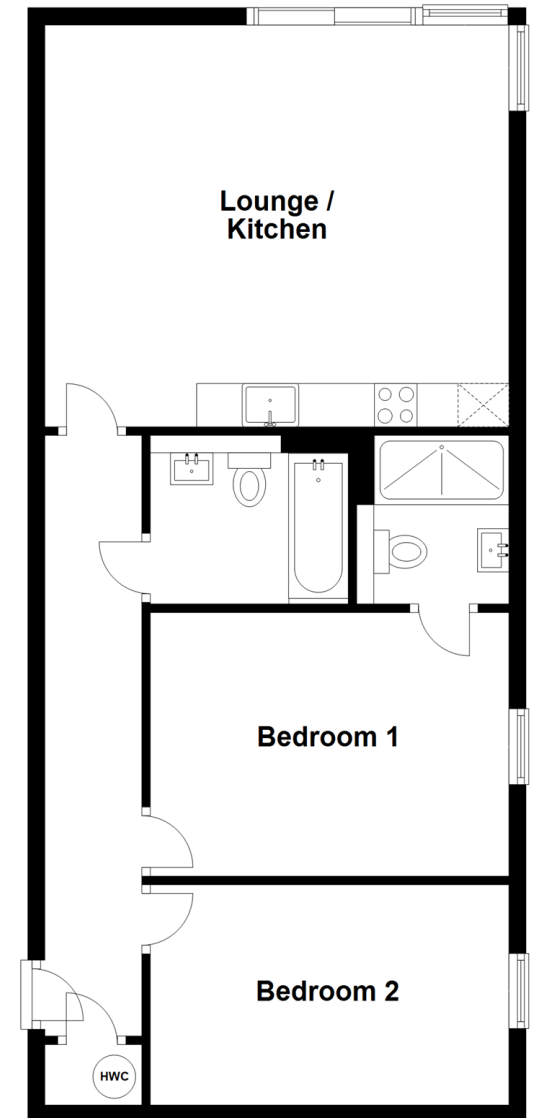
### OUTSIDE

Allocated Parking

Communal Roof Terrace

## Second Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22016474/20230222/KWK/KWK