



Flat 36 Westbourne Court Westbourne Avenue

Cheam Sutton, SM3 9ED

Offers over £285,000



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## Flat 36 Westbourne Court

Westbourne Avenue  
Cheam Sutton, SM3 9ED

Nestled on Westbourne Avenue in the charming area of Cheam, Sutton, this delightful apartment offers a perfect blend of comfort and convenience. Spanning an impressive 659 square feet, the property features two well-proportioned bedrooms and a spacious reception room, ideal for both relaxation and entertaining.

Built in 1970, this apartment has been designed to maximise natural light, creating a bright and inviting atmosphere throughout. The generous room sizes provide ample space for furnishings and personal touches, making it a wonderful place to call home.

Situated in a tranquil location, residents can enjoy the peace and quiet while still being just a stone's throw away from local amenities. Whether you are looking for shops, cafes, or parks, everything you need is within easy reach, ensuring a convenient lifestyle.

This property is perfect for first-time buyers, small families, or those seeking a comfortable retreat in a friendly neighbourhood. With its appealing features and prime location, this apartment is a fantastic opportunity not to be missed.

### Accommodation

Door to..  
Communal entrance  
Stairs to 2nd floor (top floor)

Wooden front door to..  
Spacious entrance hall  
Wood laminate flooring, double panel radiator, loft access, three storage cupboards.

Lounge/diner  
Large UPVC double glazed window to rear aspect, double panel radiator.

Kitchen  
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll







top works surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for tall standing fridge/freezer, space and plumbing for washing machine, storage cupboard housing "Worcester" boiler, wood laminate flooring, tiled splash back, UPVC double glazed window to rear aspect.

**Bedroom one**  
UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring.



**Bedroom two**  
UPVC double glazed window to front aspect, double panel radiator, fitted wardrobes.

**Bathroom**  
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel around, part tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect.

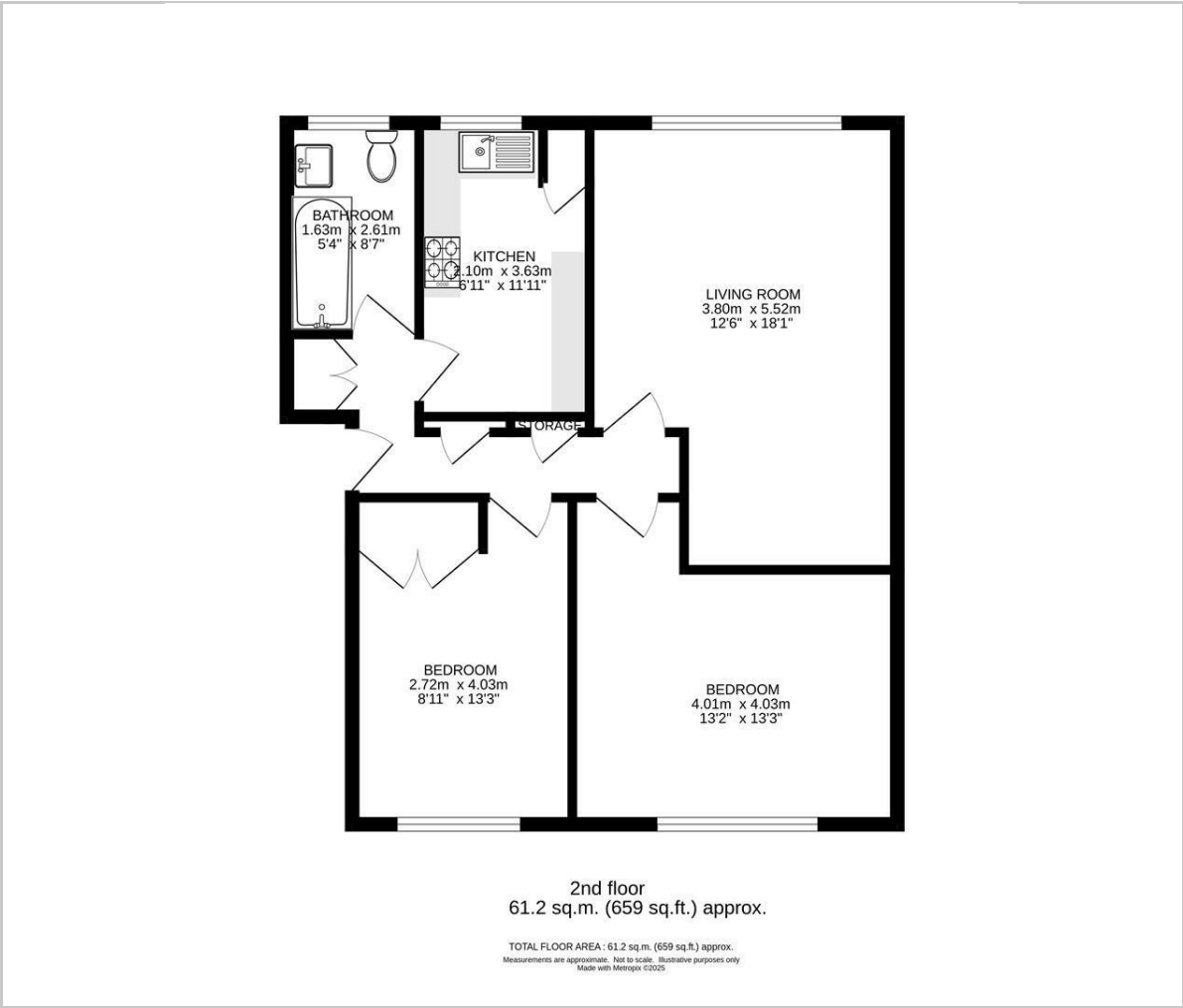
**Outside**  
Well kept communal grounds and residents parking.



**BUYER'S INFORMATION**  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan

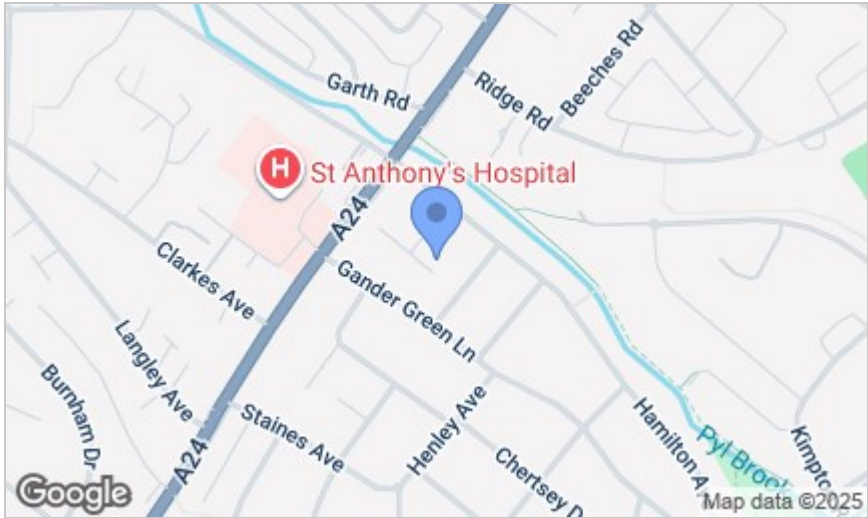


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

