

Sopwith Avenue, Chessington. KT9.



A commuter's delight. In our opinion a beautifully presented 1 double bedroom purpose built 3rd floor apartment, in well maintained block, very close to the Chessington North BR Station, local shops and excellent bus routes.

The contemporary interior includes an entrance hall, light and airy lounge, fully fitted kitchen with integrated oven and hob and other appliances, bathroom with vanity unit and electric shower over the bath, spacious bedroom with a range of double wardrobes. Modern bathroom with white suite and electric shower.

Other benefits include wood laminate flooring throughout, electric heating and double glazed windows.

Allocated parking space at the side of the block.

Reasonable service charges, no ground rent and lease remaining of 143 years.

Perfect opportunity if you are looking for your first home, buying an investment or downsizing. Chain free.

£230,000 Leasehold

Viewing by appointment Tel: 020 8942 9575



Looking to your future

www.whiteandhayward.com

ACCOMMODATION INCLUDES

Communal Entrance: Intercom entry, communal entrance door and staircase to 3rd floor landing.

Entrance: Hardwood front door, wood laminate flooring, cupboard housing water tank and immersion, intercom entry telephone, consumer unit, spotlights and doors to all rooms:

Lounge Dimensions: 11'10" (3.61 M) x 10'9" (3.28 M)
Window to the front, wood laminate flooring, T.V. aerial and power points, electric heater, ceiling light point and door to:

Fitted Kitchen Dimensions: 10'9" (3.28 M) x 5'3" (1.60 M)
Window to the front. Fitted with a range of matching white high and base level units, single drainer stainless steel sink unit with chrome mixer tap and tiled splash back, integrated electric oven with matching hob and extractor hood, washing machine, fridge/freezer, wood laminate flooring, ceiling light point and power points.

Bedroom 1 Dimensions: 13'7" (4.14 M) x 9'6" (2.90 M)
2 x Windows to the rear, wood laminate flooring, range of fitted wardrobes, electric heater, ceiling light and power points.

Bathroom: Fitted with a white suite comprising, panel enclosed bath with 'Triton' electric shower over, wash hand basin with vanity unit under, low level W.C. with concealed cistern, part tiled walls and extractor.

OUTSIDE: Communal garden mainly laid to lawn with mature shrubs.

PARKING: Allocated parking space.

Tenure: Leasehold. Lease expiry date is 30th November 2169, with 143 years remaining.

Ground Rent: Nil.

Service Charges: £1440.00 per annum for 2025/2026

Council Tax: Band C (Kingston upon Thames)
£2247.50 for 2025/26.

Energy Performance Certificate Rating: C

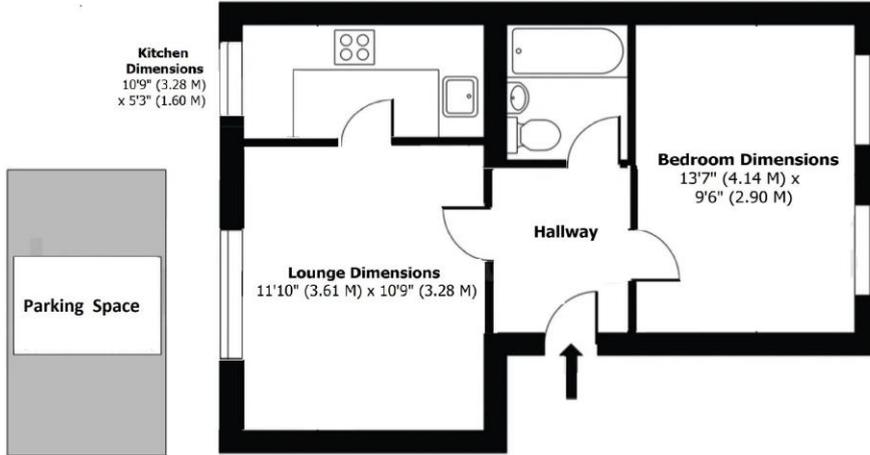
Membership with The Property Ombudsman (TPO)

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property. We would also advise any purchaser that the systems and appliances mentioned in these have not been tested. Our client has advised us of the aforementioned Tenure; however, we would advise any interested party obtain confirmation of this fact from their legal representative.



Sopwith Avenue

Approx. Gross Internal Floor Area 45M Sq x 484 Sq Ft



Third Floor

FOR ILLUSTRATION PURPOSES ONLY

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.