

Cromwells



**Ruxley House, London Road, Cheam, SM3 9AA**

**Offers in Excess of £200,000**



A spacious two bedroom ground floor flat for the over 55's, with the added benefits of a private courtyard garden and a secure entry system. The property is set in a popular development in a convenient North Cheam location, with excellent access to local amenities including shops, restaurants and transport links.

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### **Accommodation**

An entrance hall leads to the one double bedroom, one single bedroom, the bathroom, separate wc/cloakroom, and onto the open plan and triple aspect lounge/dining/kitchen, with door and windows opening onto the private courtyard.

### **Outside**

The apartment has its own private courtyard. There are also communal gardens with planting beds and sitting out spaces within the grounds of the development.







Council Tax - C  
 Tenure - Share of Freehold

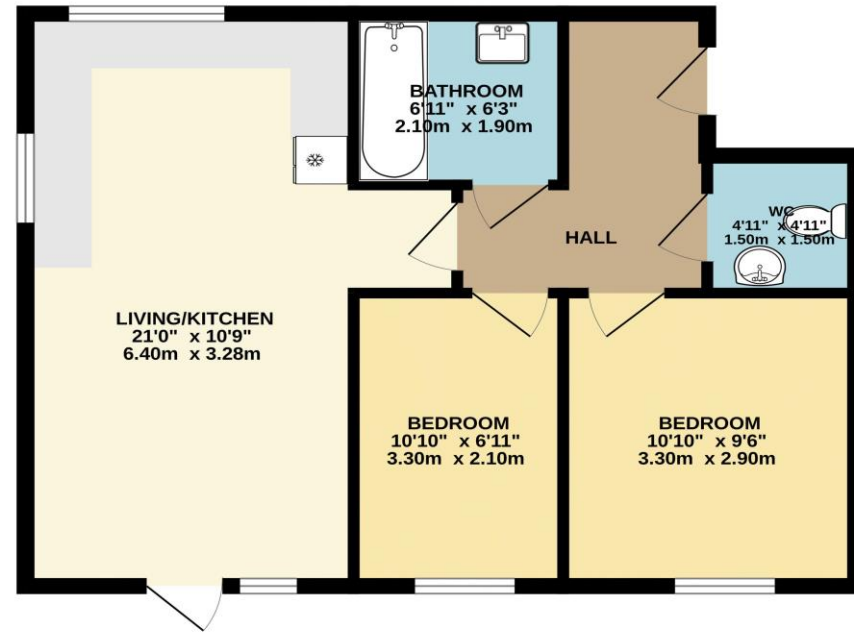
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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained

GROUND FLOOR  
 552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

