



Chartwell Place, North Cheam

The **PERSONAL** Agent

Price Guide £215,000

Leasehold

- Ground Floor Purpose Built Maisonette
- Private Front Entrance
- Hallway With Storage
- Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Modern Shower Room
- Double Glazing and Gas Central Heating
- Communal Grounds and Gardens
- No Onward Chain

A one bedroom ground floor purpose built maisonette with its own private front entrance located in a popular close within walking distance of local shops and transport links and offered to the market with no onward chain.

This maisonette has been updated with a modern kitchen and bathroom and is located on the ground floor of a small purpose built block and would suit a first time buyer, downsizer or a rental investment property.

Located off Abbots Road the property is less than 0.70 of a mile of West Sutton train station makes this home a commuter's dream and the apartment block is professional managed, with care of the communal gardens and entrance hall taken care of making this a low maintenance property you can lock-up and leave.



The living accommodation consists of a spacious lounge/dining room with double glazed windows to the front aspect and modern kitchen fitted with a matching range of floor and wall mounted units with contrasting worktops and space for kitchen appliances.

The bedroom measures an impressive 12'6 x 11'1" and is large enough for a king sized bed with plenty of fitted wardrobes and a dressing table.

The shower room has been fitted with a tasteful modern suite including a large walk-in shower providing a peaceful retreat for rest and rejuvenation.

Outside there are communal grounds and on road parking.

Chartwell Place is situated on the edge of the popular

Park Farm area just North of Cheam Village, within easy walking distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.

Tenure - Leasehold

Length of lease (years remaining) - 149

Annual ground rent amount (£) - 60.00

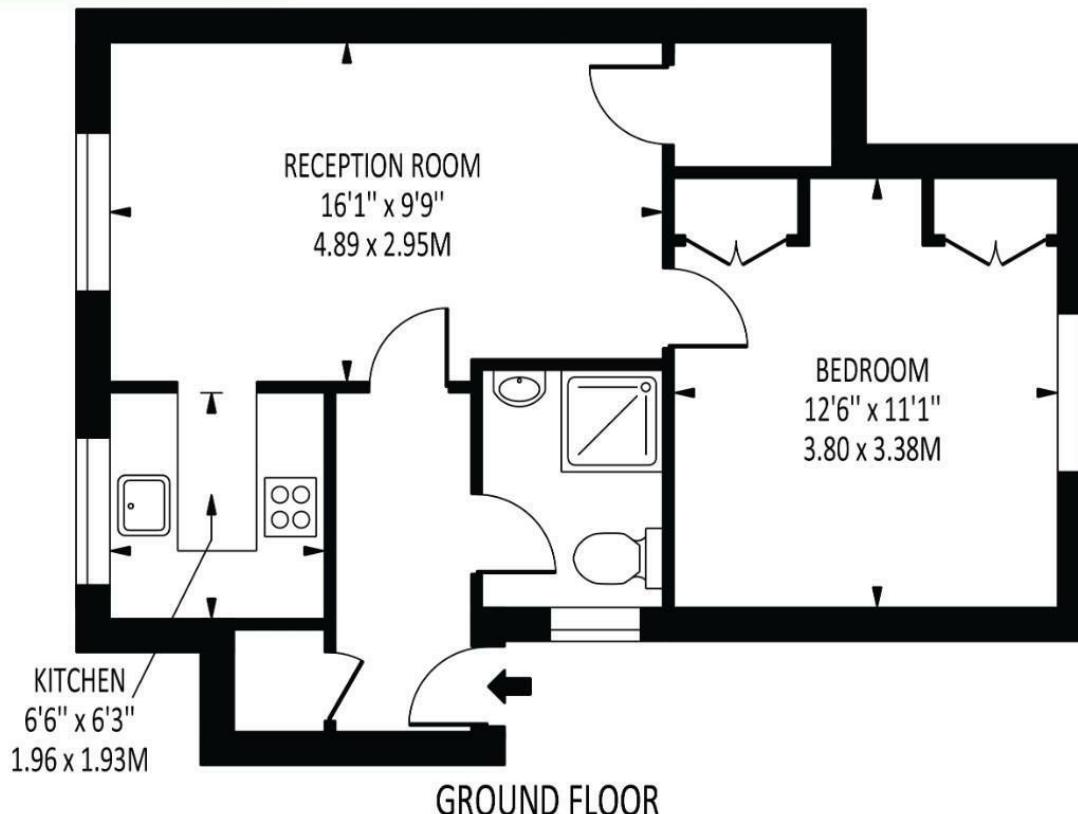
Annual service charge amount (£) - 1000

Council tax band - C

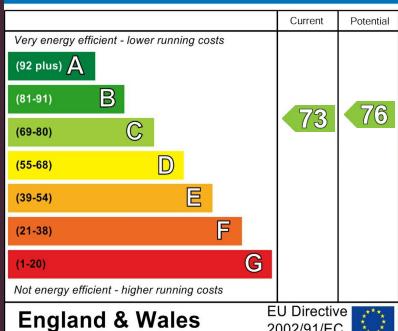
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating



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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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