

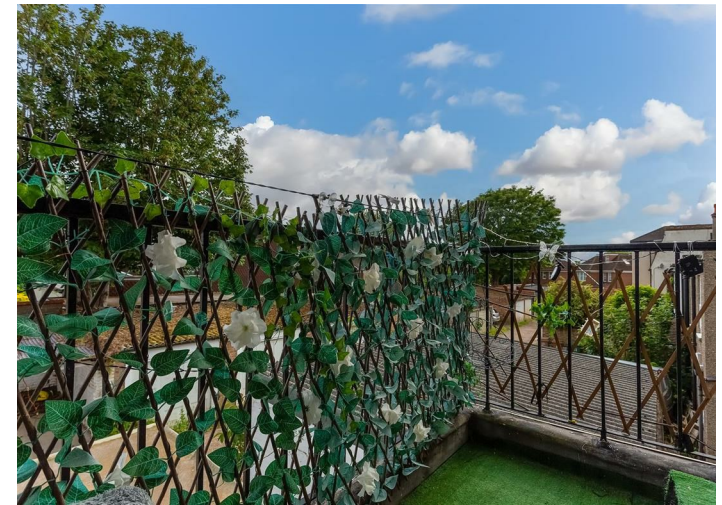


22-26 Upper Mulgrave Road, Cheam, Surrey

Guide Price £170,000 - Leasehold



**WILLIAMS
HARLOW**











WILLIAMS HARLOW IN CHEAM ARE PLEASED TO OFFER THIS first floor studio apartment with allocated parking space in a modern stylish development directly opposite Cheam mainline station. The property benefits from a kitchen and bathroom with large walk in shower, separate bedroom area and a rear facing balcony. The apartment enjoys a fantastic location just moments from shops and amenities of Cheam Village. A fantastic property for investors or first time buyers. Long lease, NO CHAIN.

COMMUNAL ENTRANCE

Communal hallway, with steps up to the:

FIRST FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Laminate flooring. Storage cupboard housing water tank. Electric heater. Intercom system.

BATHROOM

Large walk in shower with glass enclosure. Part tiled walls. Low level WC. Wash hand basin. Wall mounted chrome radiator. Mirrored cabinets and extractor fan.

LIVING AREA

Coving. Laminate flooring. Patio door leading onto a private balcony. Electric heater. Open doorway through to the:

KITCHEN

Electric hob, oven and extractor above. Space for washing machine. Part tiled walls and tiled floor. Obscured window through to the bedroom. Space for fridge. Open door through to the:

BEDROOM

Fitted high storage cupboard. Double glazed rear aspect window.

OUTSIDE

PARKING

One allocated parking space.

LEASE

125 years from 11/4/2017 for 125 years. 117 years remaining.

SERVICE CHARGES

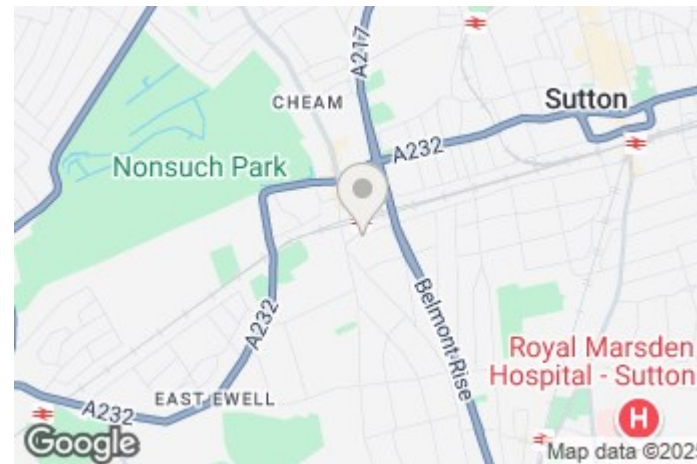
Approximately £1800 per annum

GROUND RENT

Approximately £100 per annum

COUNCIL TAX

Sutton Council BAND B £1,684.80 2024/25



Cheam Office

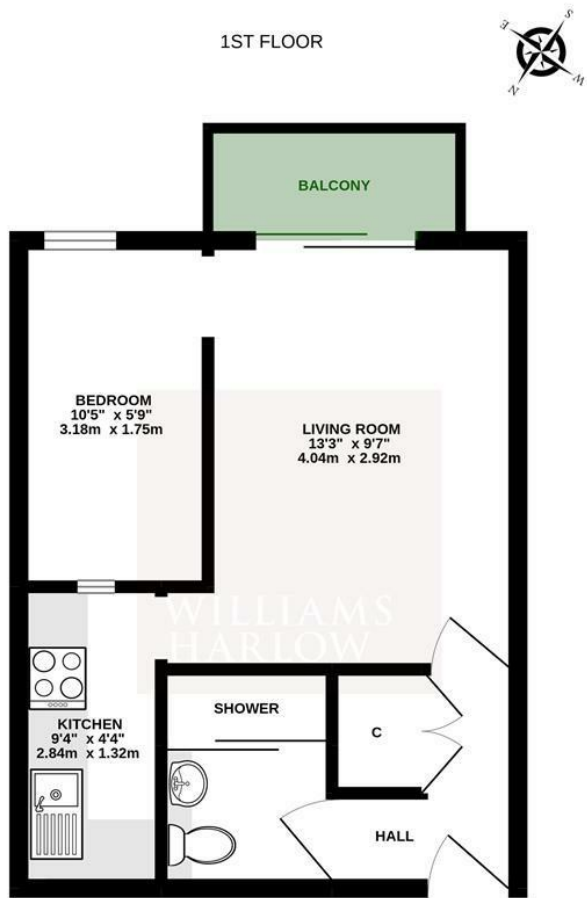
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TOTAL APPROXIMATE FLOOR AREA 310 SQ.FT. (28.8 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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