

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW AGENTS IN CHEAM VILLAGE ARE PLEASED TO OFFER; a rare opportunity to acquire, for those aged 55 and over only, a superior purpose built ground floor apartment located in a prime development, well placed for Cheam village, bus routes, train station and parks. There is an entry phone system, lift service, reception hall, open-plan living area/kitchen, 2 good sized bedrooms, central heating and double glazing. NO ONWARD CHAIN

£369,950 - Leasehold



COMMUNAL FRONT DOOR

Entry phone system. Giving access to all floors.

GROUND FLOOR

Giving access to:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Laminate flooring. Storage cupboard housing fuse board. Entry phone system. Electric heater. Emergency pull cord.

SHOWER ROOM

Fully tiled. Pedestal wash hand basin. Walk in shower. Low level WC. In and out door directly into bedroom and door into hallway.

KITCHEN/RECEPTION ROOM

8.92m x 3.23m (29'3 x 10'7)

Range of low level units. Space for washing machine. Sink with drainer. Fitted electric oven and hob with stainless steel extractor above. Integrated fridge freezer. Laminate flooring. Part carpet area. Electric heaters. Coving. Downlighters. French doors to patio area.

BEDROOM ONE

5.94m x 2.72m (19'6 x 8'11)

With door into the shower room. Double glazed window with rear aspect. Coving. Electric heater.

BEDROOM TWO

4.67m x 2.24m (15'4 x 7'4)

Double glazed window to rear aspect. Coving. Electric heater.

OUTSIDE

There is a well maintained rear communal area.

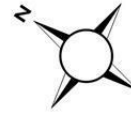
LEASE

125 year Lease approximately 118 years remaining.

SERVICE CHARGE

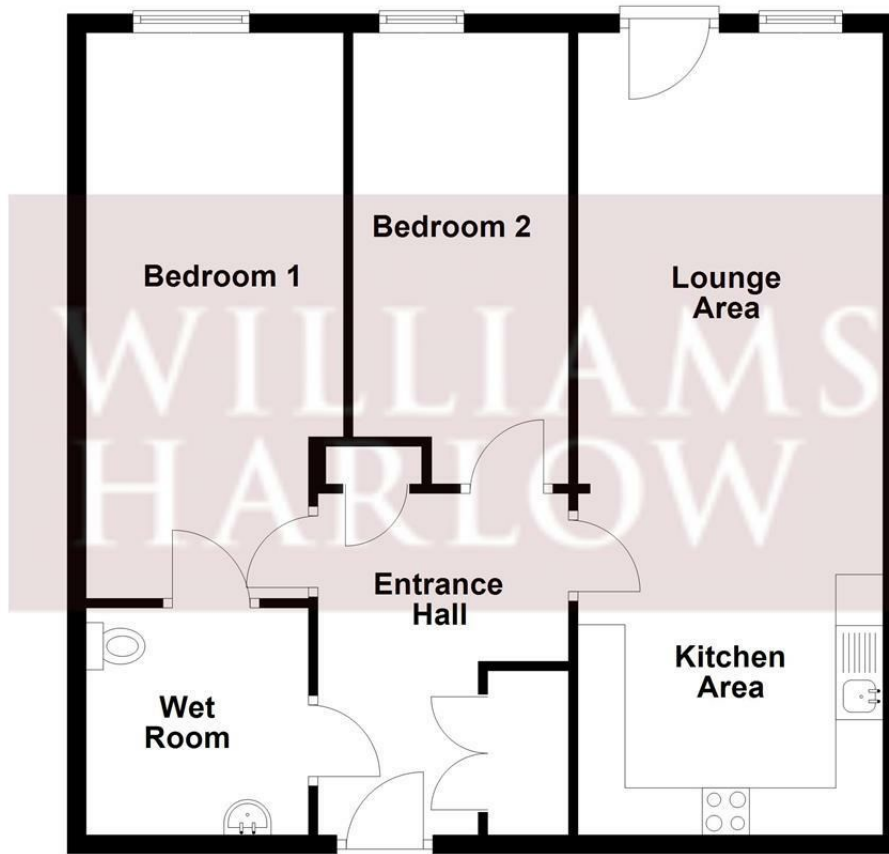
Approximately £209 per month





Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



Total area: approx. 72.0 sq. metres (774.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		