

Farnham Court Cheam, Surrey SM3 8SR

WILLIAMS HARLOW ARE PLEASED TO MARKET THIS TWO DOUBLE BEDROOM PROPERTY IN THE HEART OF CHEAM VILLAGE. This is a spacious two double bedroom flat situated in Cheam Village and within easy walking distance of the main line station and all the local amenities. A family bathroom, large lounge and good size kitchen with ample storage complete the accommodation. Further benefits include double glazing, gas central heating, balcony and allocated off street parking. Available immediately on an unfurnished basis.

£1,600 PCM Unfurnished



COMMUNAL ENTRANCE HALL

with stairs to top floor and front door.

HALLWAY

with three large storage cupboards.

LOUNGE

5.51 x 3.35 (18'1" x 11'0")

dual aspect double glazed windows and feature fireplace.

KITCHEN

3.40 x 2.46 (11'2" x 8'1")

modern base and eye level cupboards, single drainer stainless steel sink unit, built in double oven, washing machine, fridge, freezer, ceramic tiled floor, part tiled walls, double glazed window, door to balcony area

BEDROOM ONE

3.78 x 3.66 (12'5" x 12'0")

double glazed window with front aspect and built in storage cupboard.

BEDROOM TWO

2.74 x 2.44 (9'0" x 8'0")

double glazed window.

BATHROOM

double glazed window, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, fully tiled walls and tiled floor.

OUTSIDE

Communal garden and off street parking.

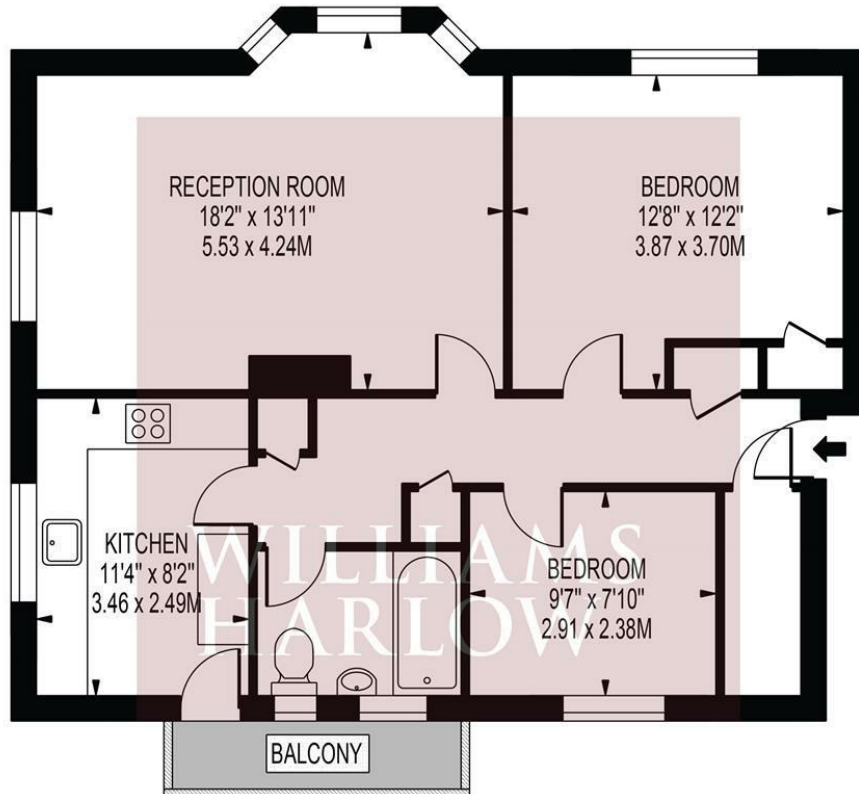
COUNCIL TAX

Council Tax Band C (£1,925.49) 2024 / 25



FARNHAM COURT

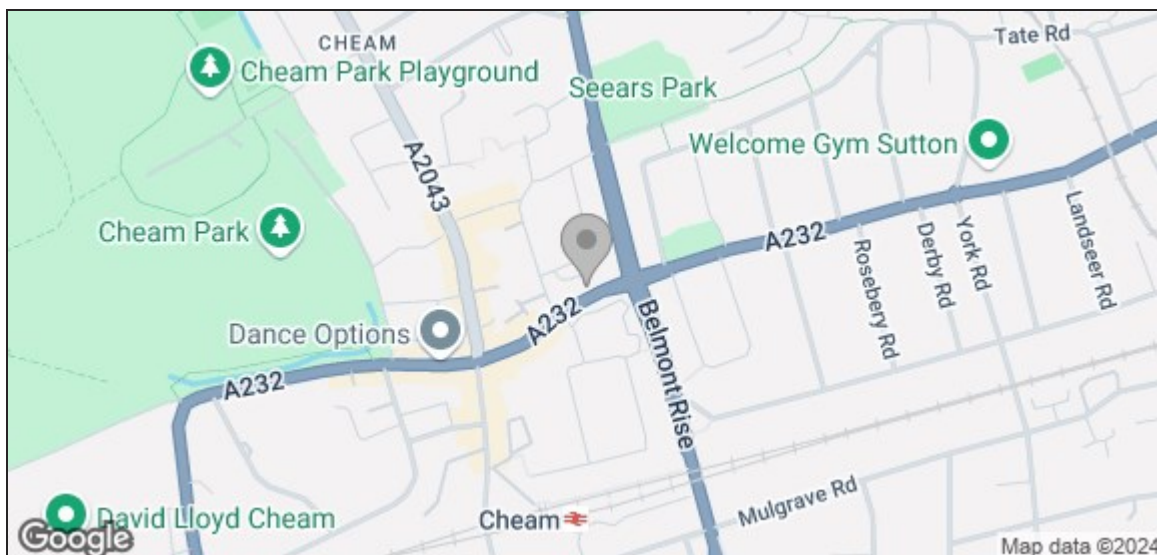
APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.60 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		