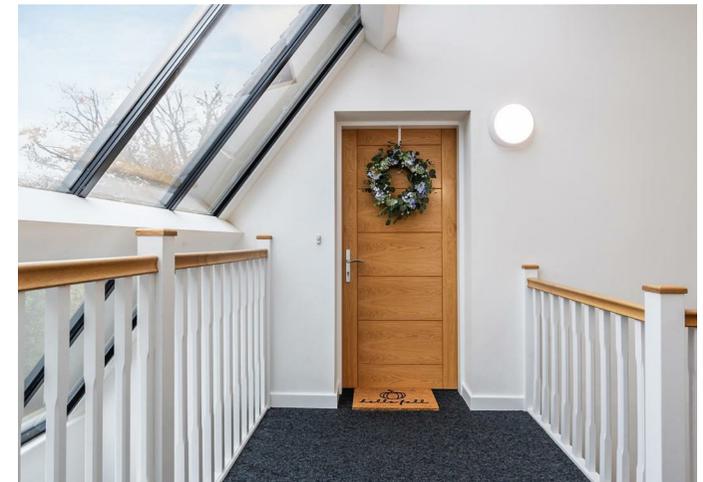




Ewell Road, Cheam Village, SM3 8AU
Offers In Excess Of £350,000 - Leasehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – An immaculate one bedroom apartment within an attractive development yards of Nonsuch Park. With lift access and private balcony, the flats many features are luxurious and practical. Modern, very well maintained and in the heart of Cheam Village, we urge you to view ASAP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	











The Property

Immaculate from communal door to front door and front door and beyond. A modern development in the period style but harmoniously blending both styles with ease. With modernity comes light and efficiency and this flat is no different. Each space, be it communal or private, is spacious and easy to access. Entering through the communal door via the entry phone, the communal parts have a glass atrium effect and the lift access to the desired floor is very helpful and practical for access with shopping and prams etc. Behind the oak door, the layout, décor and features are market leading. Sharing the balcony, the double bedroom complete with fitted wardrobes and the lounge with open plan kitchen. Both rooms are spacious and homely. The bathroom is also very inviting to use and includes a three piece suite. The hallway serves all the internal rooms. Without any work required you can move straight in and enjoy.

Outdoor Space

Balcony, parking, communal hallway and entry phone system. Easy, clean and impressive.

Local Area

Yards of Nonsuch Park, Cheam high street and all the associated features that comes with these two. Whether it's eating out, journeying to central London or walking to your local David Llyod this flat is ideally located to serve your daily needs.

Why You Should Buy

With no onward chain and an immaculate property inside and out, a location to move for and a private balcony to boot, says all that's required.

Local Schools

Nonsuch Girls - Grammar - 11 - 19
St Dunstons - CoE primary school - 3 - 11
Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Glyn - Boys State - 11 - 18

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Features

One Bedroom – Balcony – Entry Phone System – Lift – Parking – Luxury Bathroom – Long Lease

Benefits

Yards of Highstreet – Yards of Park – Close to Train Station – Immaculate Interior – No Onward Chain

Lease and Costs

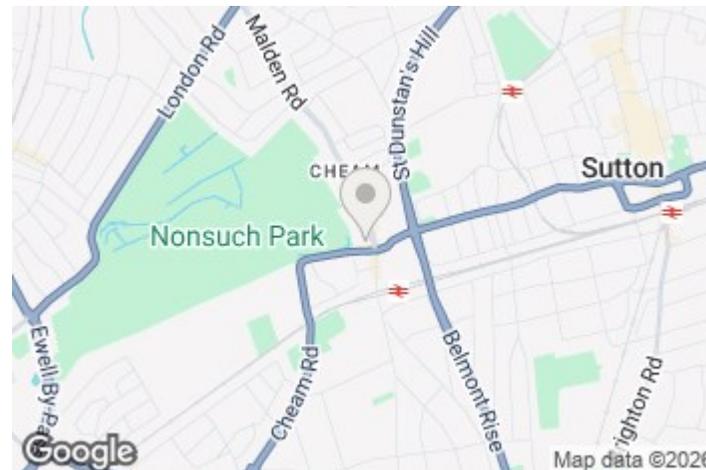
121 years to run, annual maintenance fee is £1595

Council Tax and EPC

C AND B

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

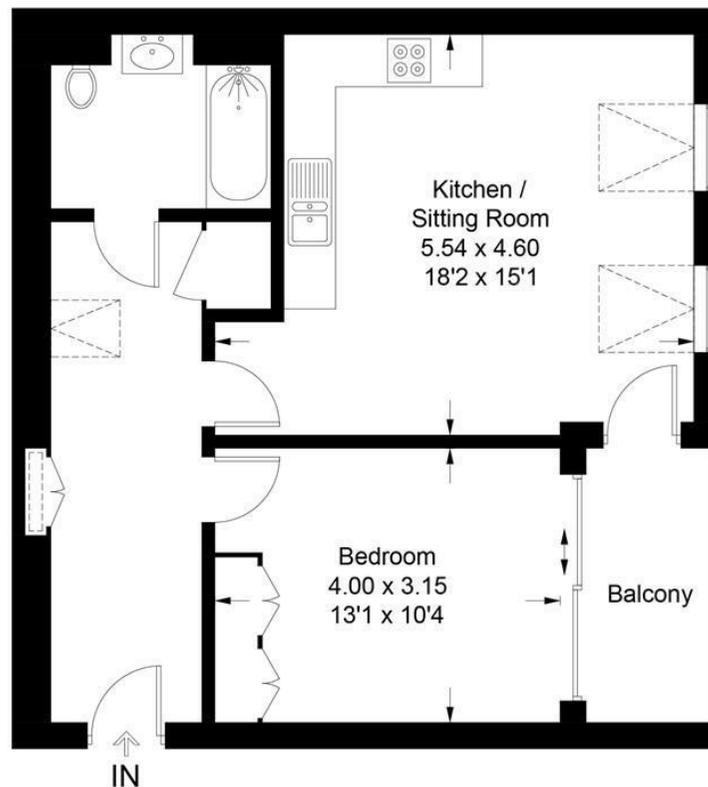
cheam@williamsharlow.co.uk

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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 54.2 sq m / 583 sq ft

 = Reduced headroom below 1.5m / 5'0



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1247752)

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