



Mickleham Gardens, Cheam Village,  
Guide Price £475,000 - Leasehold



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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A sublime lift accessed 2nd floor mansion apartment with a double access balcony. Available to over 55's only, this specific design and size is one of the largest built in the development. A must view for any downsizers who want a central Cheam Village apartment in an immaculate block next to the shops and park.

## The Property

Luxury living from start to finish. The building is sharp and immaculately presented from the get go, entering into the lobby via the key fob system and into the lift up to the second floor. The lobby and hallways are bright and airy whilst the flat is spacious and full of natural light. It's certainly a flat of excellent proportions and it's certain to be warm and energy efficient across the two double bedrooms, one bathroom, lounge dining room and kitchen. The balcony is accessed from the lounge and bedroom which over look the pretty development. Without any work required it's in very good condition internally. As part of the building, the residents have a ground floor conservatory to enjoy together, and a house manager who works during office hours.

## Outdoor Space

There are communal gardens and paths which surround the buildings.

## The Local Area

Taking full advantage of its location, it's just a short walk from the high street and Cheam Village centre. Cheam Village is superb. A rich tapestry of community bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The village centre offers pubs, restaurants, convenience stores and stunning parks. Within a few minutes walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

## Why You Should Buy

As echoed in the leading statement this is a premier apartment which will be highly sought after. Do not hesitate to act.

## Local Transport

Its likely the residents will use the freedom pass.

Cheam Train Station - London Victoria and London Bridge -

Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

413 - Morden to Sutton

213 - Kingston To Sutton

151 - Wallington to Worcester Park

## Features

Two Bedrooms – One Bathroom – Spacious Lounge with Balcony – Lift Access – Guest Reception Room Benefits

## Benefits

Cheam Village – Moments from Shops and Park – No Onward Chain – Moments from Bus Routes – Sense Of Community

## Lease and Costs

114 Yrs To Run and £288.72 per month

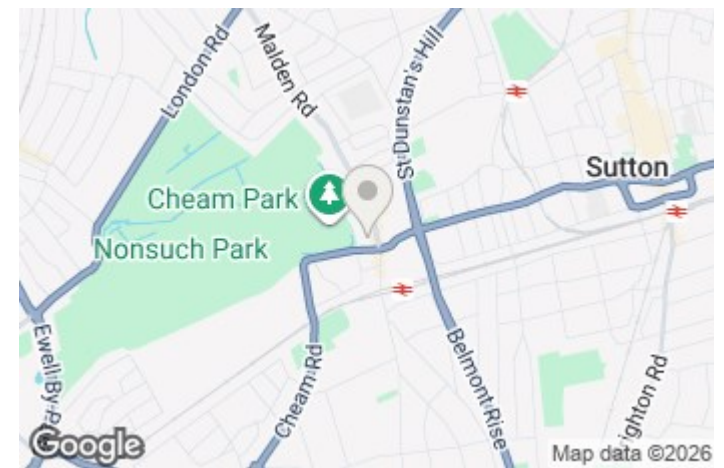
## EPC AND COUNCIL TAX

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## Why Williams Harlow

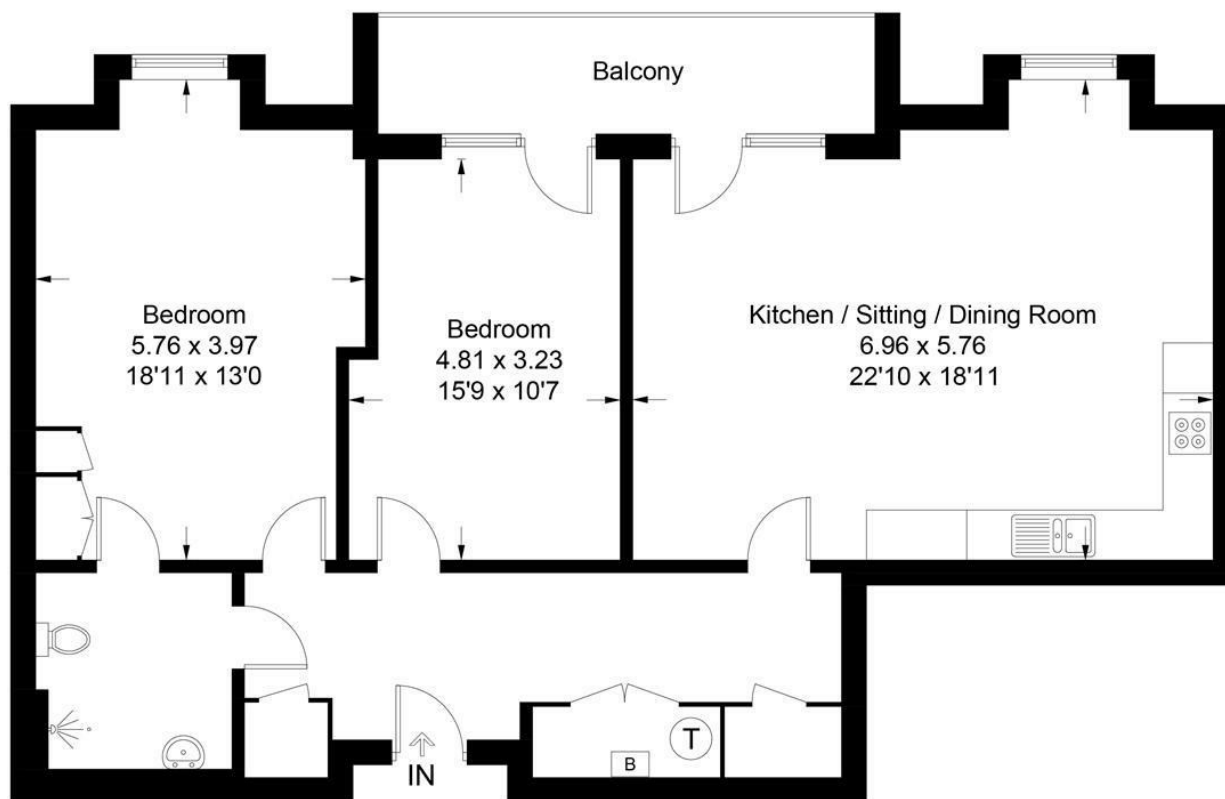
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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 = 96.7 sq m / 1041 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(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	

## 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. (ID1294852)

