



Delacy Court, Queens Road, Belmont, SM2 6BQ

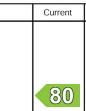
Guide Price £135,000 - Leasehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam - PRICED TO SELL - OVER 60'S. PRIVATE AND SECURE. A second floor retirement flat with lift, gardens, communal lounge, utility room and guest facilities. The block is surrounded by communal gardens and has parking on site. Located in Belmont Village and close to the high street and bus routes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 



The Property

A very easy property to live in and with. With security and privacy at its heart, this favourable retirement block offers comfortable living and company if sought. The flat is entered via the entry phone system and the ground floor includes lift access and residents lounge. Once inside the flat, its clear the decor is neutral and in move in condition. Lounge, kitchen, bathroom and entrance hall make up the accommodation.

Outdoor Space

Communal gardens surround the block and parking is on site.

Local Area

Located close to Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should View

Good value, clean flat and secure entry and location. A reassuring property for you or a loved one.

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Belmont Trains Station – London Victoria circa 50 mins. Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

S2 - Epsom to St Helier

S3 - Belmont to New Malden Via Sutton

S4 - Purley Way to Sutton Via Wallington

Features

One Bedroom - Lounge - Kitchen - Entry Phone System - Communal Hall - Lift - Parking - Over 100 Yr Lease - Guest Suite

Benefits

No Onward Chain - Walk To Bus Routes - Walk To High Street - Walk To Train Station - Close To A217 -

Lease and Costs

Lease- 103 years

Ground Rent- £385 per annum

Service Charge- £1646 is paid twice yearly

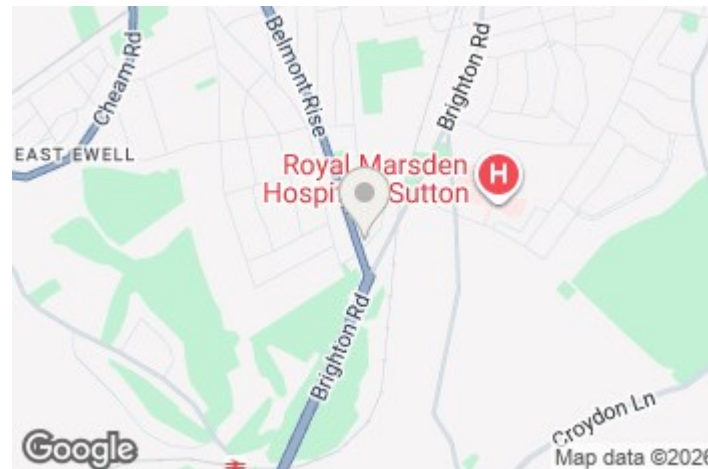
EPC AND COUNCIL TAX

C AND C

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

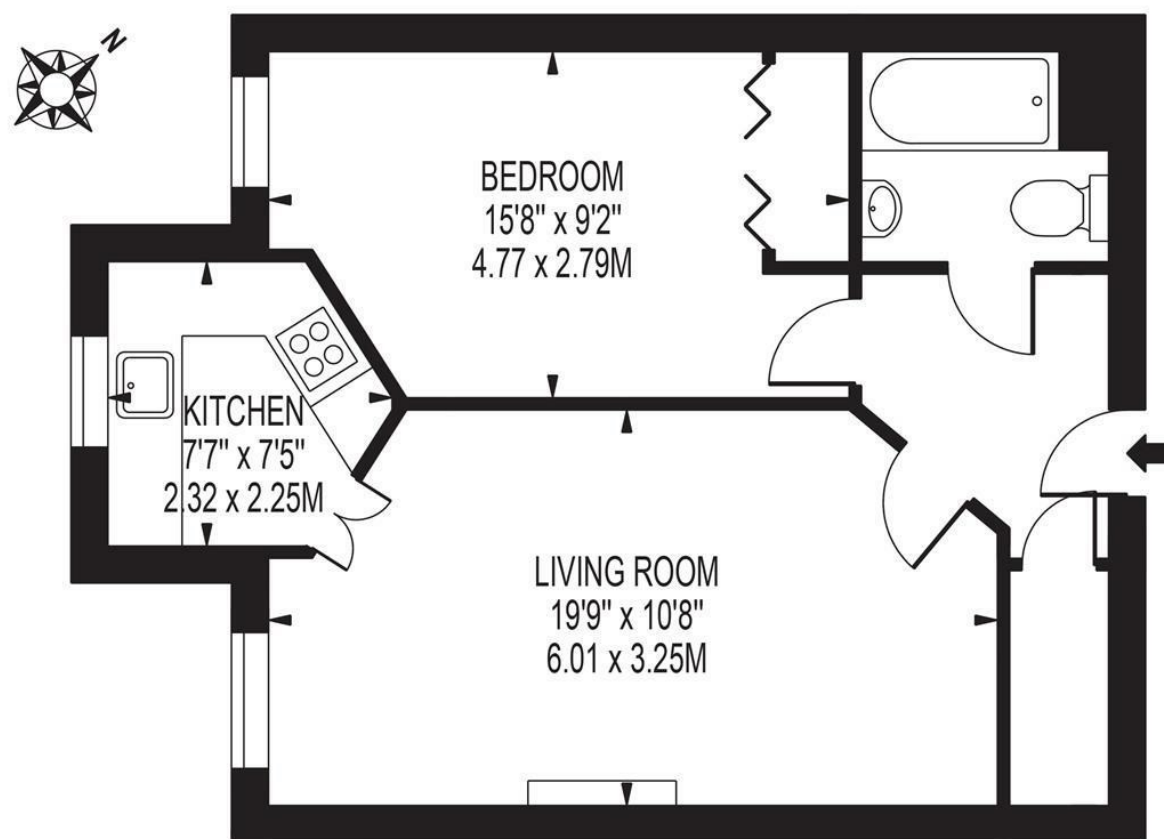
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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.

DELACY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 479 SQ FT - 44.47 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.

**WILLIAMS
HARLOW**