



Cheam Mansions, Station Way, Cheam Village, SM3 8SA
Offers In Excess Of £300,000 - Leasehold



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**WILLIAMS
HARLOW**



Williams Harlow Cheam – EXCEPTIONAL VALUE BUT SOLD WITH SHORT LEASE. A GROUND FLOOR two bedroom mansion flat in the heart of Cheam Village. Spacious rooms with large windows, entry phone system and communal gardens headline as attractive features.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



The Property

In an attractive block and located on the ground floor accessed via the entry phone system and the communal entrance hall. The room sizes are exceptional to most other flats available, total sq footage measures circa 880 sq ft, and include high ceilings and large windows to capture light. The property will require modernisation but can be cleaned and used in the interim period.

Outdoor Space

Accessed via a side road off the high street, the building fronts a pretty lawned expanse. Additionally to the rear of the building, a further strip of lawn.

Local Area

Moments of Cheam train station and high street; the ability to walk to pubs, restaurants, trains and parks really make the difference for any vibrant life. Cheam is a wonderful place to live, it feels secure and peaceful, the community vibe and neighbourly spirit really shine through.

Why You Should View

Ultimately this is good value. Yes you need to modernise and extend a lease but the chance to buy here at this price is a rare thing.

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

Two Bedrooms – Spacious Lounge – Entry Phone System – 50 Yr Lease – No Onward Chain – Ground Floor – Communal Gardens – Spacious Kitchen

Benefits

Walk to High Street – Walk To Train Station – Walk To Parks – Excellent Location - Modernise To Suit

Lease

Circa 50 Yrs

Council Tax and EPC

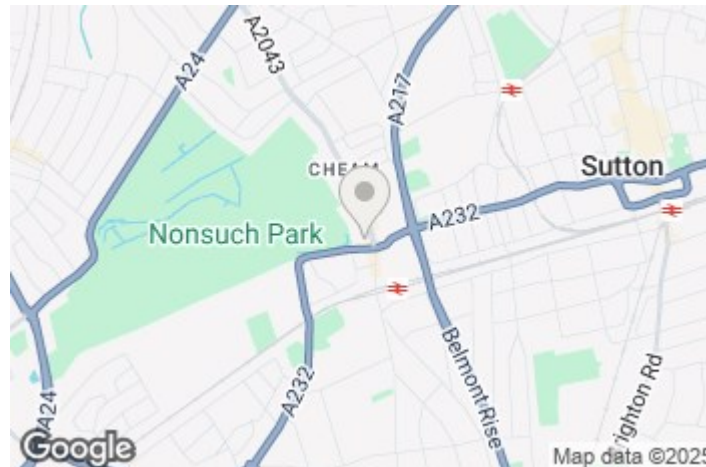
C AND D

Lease costs

Ground rent £240, Service charge £3322

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.

Cheam Office

Call: 020 8642 5316

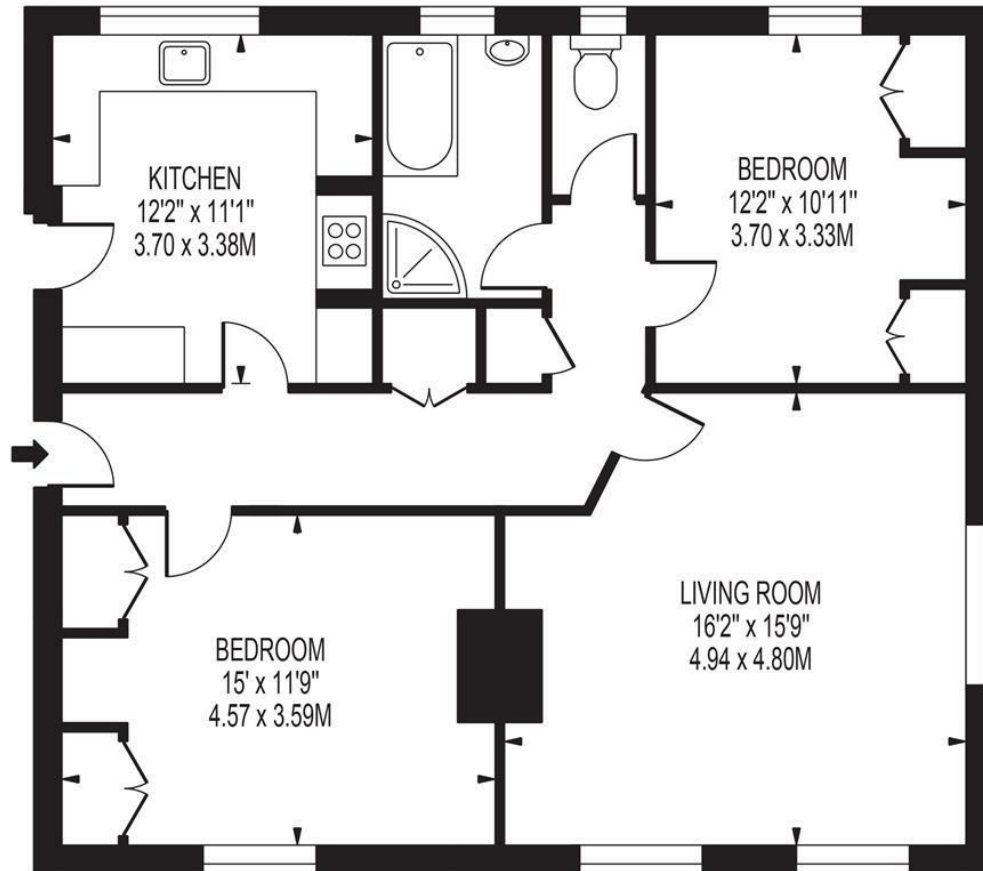
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CHEAM MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 890 SQ FT - 82.72 SQ M



GROUND 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.

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