



Park Road, Cheam Village, Surrey SM3 8QB

Guide Price £250,000 - Leasehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – This two bedroom flat offers a prime Cheam Village location. Whilst it requires modernisation, the location and price alone single it out as an ideal buy for any first time buyer, downsizer or investor. Offered with a long lease and without an onward chain, we are ready to show.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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







A WHOLE
WARM
HEART





The Property

Two bedrooms, spacious lounge, separate kitchen and separate bathroom. The flat is decently sized and it's easy to see how it can be transformed by any new occupier. The views over Cheam parade and onward towards the park are attractive.

Outdoor Space

Accessed from the staircase on the rear of the building, via Park Road, you journey up onto the 2nd floor. The flat rents a parking space.

Local Area

Of many Surrey/Greater London towns Cheam Village must be one of the best. Its affluent with elite brands such as Pizza Express, Nero, Waitrose and Prezzo. Train into central London are quick and easy, taking only 35 mins, and buses link the tubes of Morden, the shopping of Kingston and the horse racing of Epsom.

Why You Should View

Value to lifestyle this flat is head and shoulders above much of the rest of the market. Yes it requires modernisation but can you buy a two bedroom flat for equitable value in Cheam Village?

Local Schools

St Dunstons - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Local Transport

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

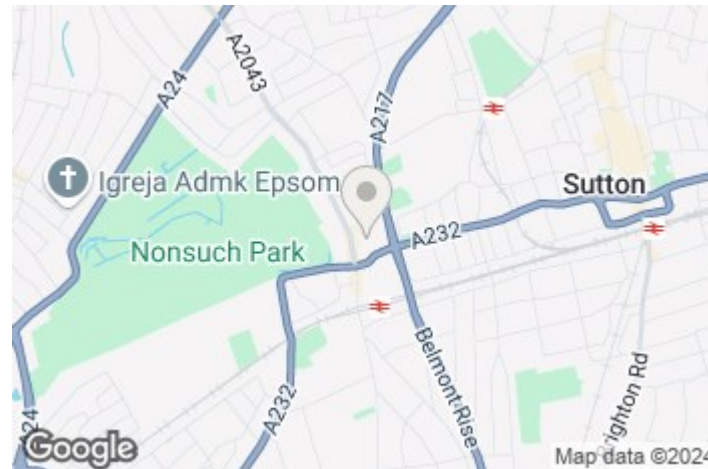
Pointers

Two Bedrooms – Purpose Built - No Onward Chain - 2nd Floor
- Rentable Parking Space
- Long Lease - Heart Of The Highstreet - Excellent Value for Money

EPC AND COUNCIL TAX C AND

Charges

£20 pcm for Parking Space
M AND GR currently £1594 pa paid half yearly



Cheam Office

Call: 020 8642 5316

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SM3 8BH

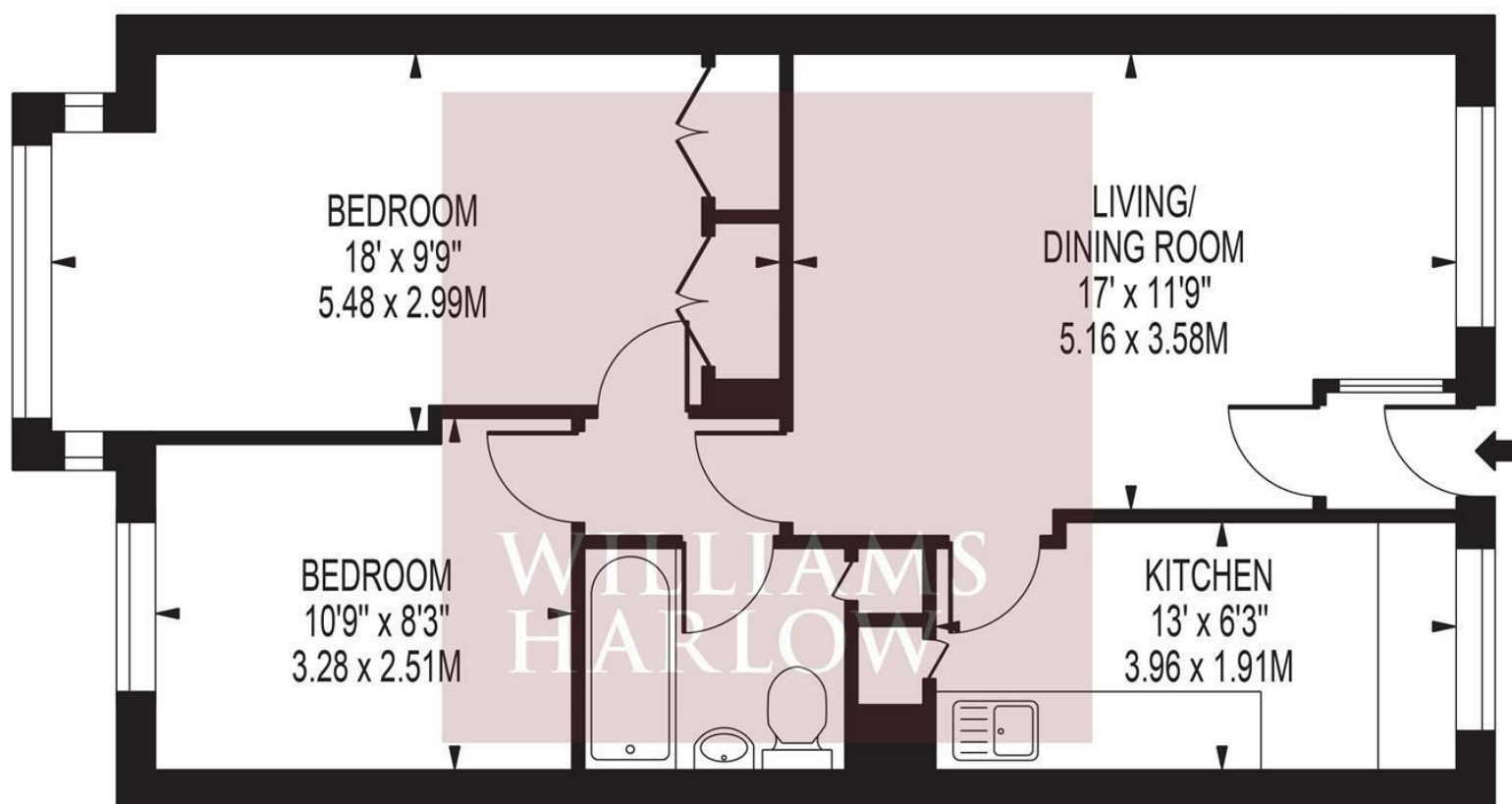
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PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 593 SQ FT - 55.09 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.

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