Tabor Court, High Street, Cheam Village, Surrey

Offers In Excess Of £380,000 - Leasehold

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S M E

Williams Harlow Cheam – A spacious ground-floor apartment with superb room sizes, ideally positioned in a sought-after development just a short walk from Cheam High Street. A wide range of shops, restaurants, cafés and transport links are all close by, while the glorious Nonsuch Park is just around the corner. The current vendor has created a warm and welcoming home, with tasteful finishes allowing a buyer to move straight in and enjoy. Ready to view now.

## The Property

A well-presented ground-floor apartment spanning 762 square feet, this home is turn-key ready with a neutral finish. Two double bedrooms with fitted storage are available, alongside a large lounge, a modern kitchen, and a modern bathroom. Practical in its layout, the flat offers plenty of storage, while the blend of contemporary style and homely appeal makes it a joy to be in. The property also benefits from beautifully maintained communal gardens to the rear.

## 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

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

## Why You Should View

A property which offers something for everyone, size and condition, location and convenience, ease of use and transport. Upsizing, down sizing or investing.

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glyn - Boys State - 11 – 18

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 2 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 – Long Lease - Vendor suited – Ground Floor – Communal Gardens – Spacious Kitchen

## Benefits

Walk to High Street – Walk To Train Station – Walk To Parks – Excellent Location - No Work To Do

## Lease and Costs

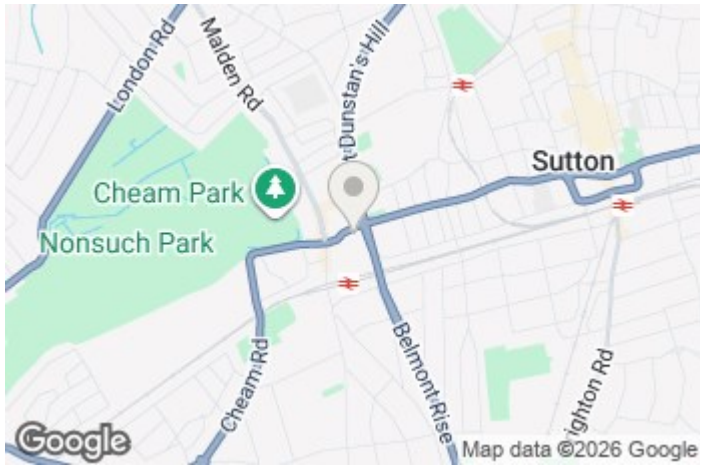
Leasehold: 189 years from 29 September 1979 (141 years)
Service Charge: £1,827 per annum
Ground Rent: Peppercorn

## Council Tax and EPC

D 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



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.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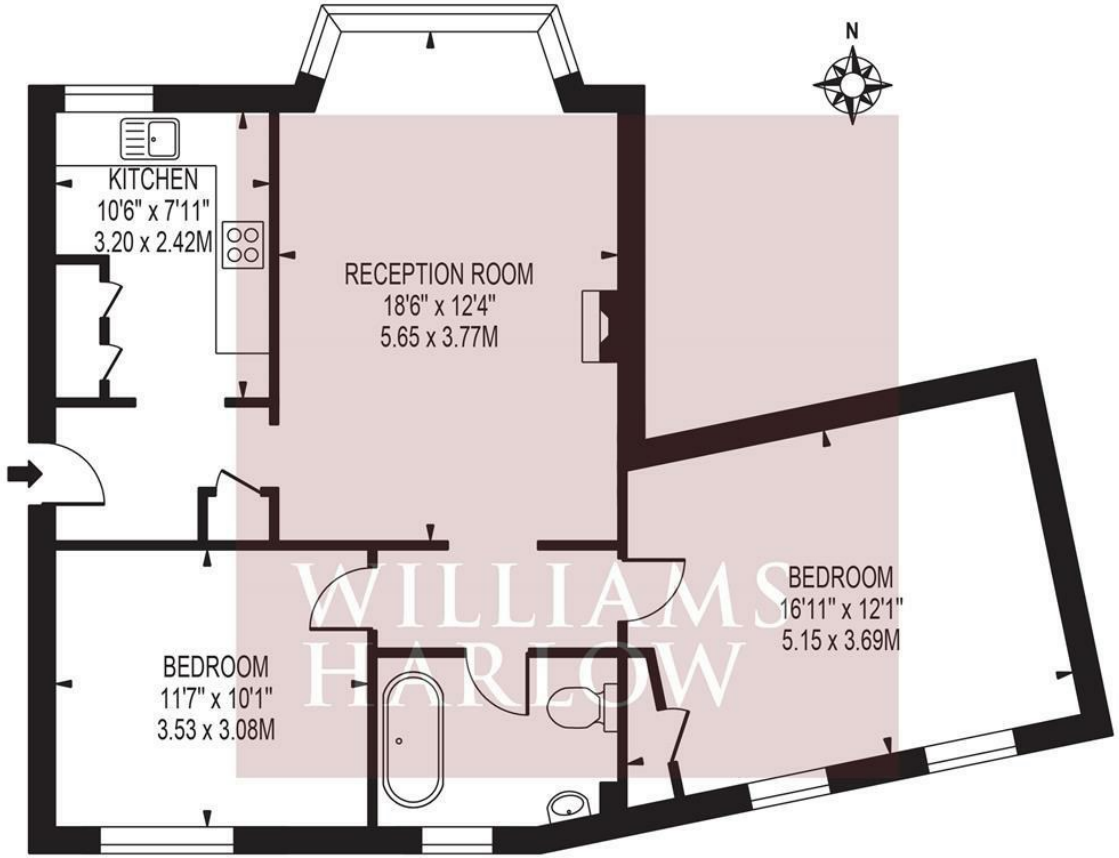
# TABOR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **762 SQ FT - 70.77 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.
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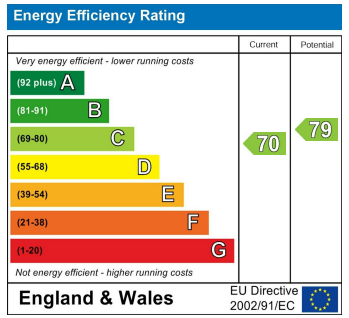


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