

WILLIAMS  
HARLOW

Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## Station Road Belmont, Surrey SM2 6DF

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS one bedroom ground floor apartment for the over 60's. The property offers a warm community spirit including a communal lounge, laundry area and lovely communal gardens. Located in the heart of Belmont High Street on the door step of local shops, bus stops and also Belmont station with direct trains to Sutton and London Victoria. The property is offered to the market with vacant possession.

Asking Price £100,000 - Leasehold



## COMMUNAL ENTRANCE

Giving access to the:

## GROUND RENT

To be confirmed.

## GROUND FLOOR ACCOMMODATION

Leading to the:

## PRIVATE FRONT DOOR

Giving access through to:

## ENTRANCE HALL

## OPEN PLAN LOUNGE/KITCHEN

### LOUNGE AREA

Window and double opening doors to the rear. Coving. Emergency pull cord.

### KITCHEN AREA

A range of wall and base units. Work top incorporating stainless steel sink drainer, fitted hob with extractor above and fitted oven. Spaces for fridge and freezer. Laminate wood effect flooring.

### BEDROOM

Window to side. Coving. Electric heater. Emergency pull cord.

### BATHROOM

Panel bath with mixer tap, shower attachment and shower curtain. Pedestal wash hand basin with mirror above. Low level WC. Fully tiled walls and laminate wood effect flooring. Emergency pull cord.

## COMMUNAL RESIDENTS LOUNGE

Rear door and window.

## LAUNDRY ROOM

There is a resident's laundry room on site.

## OUTSIDE

## PARKING

There is off street parking but not allocated.

## COMMUNAL GARDENS

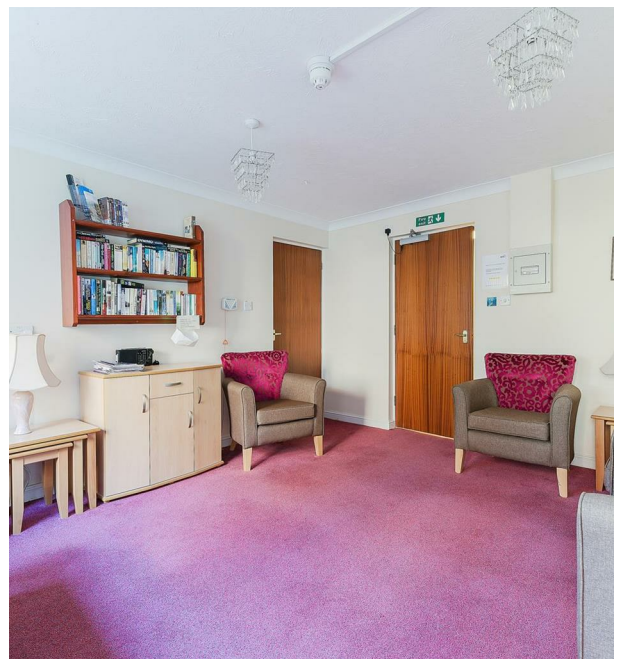
There are well maintained communal gardens mainly laid to lawn, flower/shrub borders and seating.

## LEASE

Approximately 93 years remaining

## SERVICE CHARGES

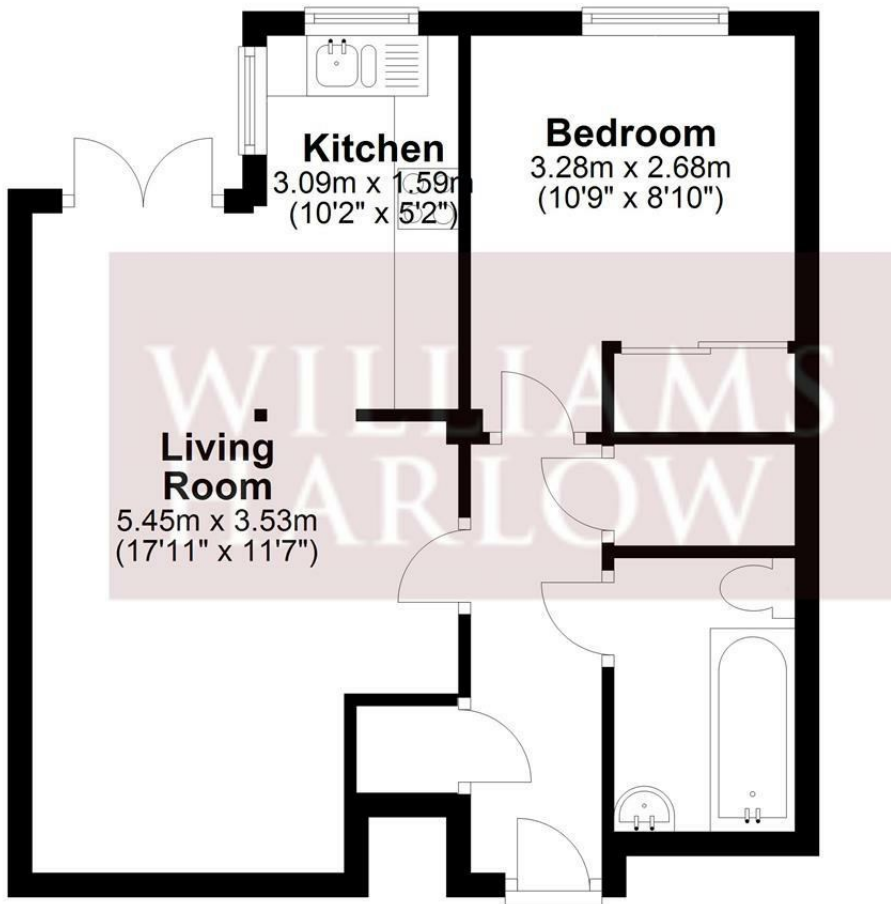
Approximately £232.97 per month



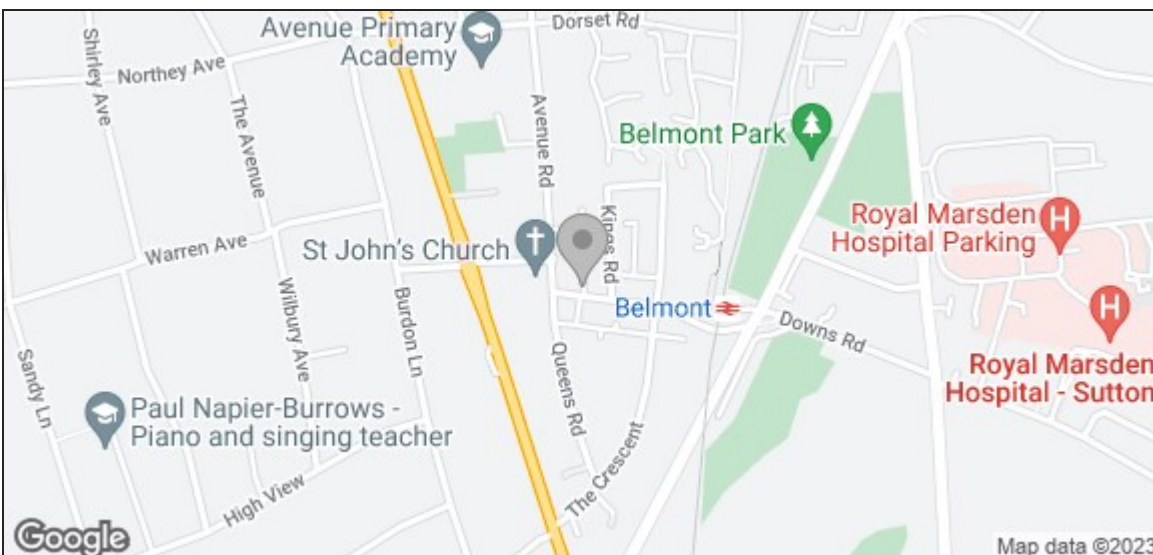
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**Ground Floor**

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 39.6 sq. metres (425.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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	