



Mickleham Gardens, Cheam Village, SM3 8AG


Guide Price £399,950 - Leasehold



**WILLIAMS  
HARLOW**



Williams Harlow Cheam - A ground floor two bedroom over 55's apartment with direct access via the private patio/garden. Built circa 2015, the development is modern and attractive. Located ideally for Cheam Village and Cheam Park, the resident will enjoy being moments of shops and parks. Offered with no onward chain, this is an ideal down size for any buyer.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

## The Property

Elizabeth House forms part of the picturesque Mickleham development. Certainly handsome, the characterful building suits its mature and pretty setting. The building has an entry phone and key fob system which removes multiple key requirements. The flat is accessed from the internal communal hallway and the private patio. Internally, the property offers two bedrooms, bathroom, lounge with open plan dining room, entrance hall. The décor is modern and neutral. The lounge has views and access directly onto the private patio.

## Outside Space

The private patio will be prized by most buyers and the ability to have immediate and private outside space is an exceptional quality. The wider development additionally offers communal gardens and parking.

## Local Area

Taking full advantage of its location, it's just a short walk from the high street and Cheam Village centre. Cheam Village is superb. A rich tapestry of community bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The village centre offers pubs, restaurants, convenience stores and stunning parks. Within a few minutes walk you will come across Waitrose, Café Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

## Why You Should Buy

Downsizing comes to us all and this option ensures the process is as worth while and life enhancing as possible. The ability to have ground floor and outside space is limited and worth investigating.

## Local Transport

Its likely the residents will use the freedom pass.  
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

## Features

Two Bedrooms - Ground Floor - Private Patio - Bathroom - Open Plan Lounge Kitchen - Modern Development - Modern Décor - Spacious Entrance Hall

## Benefits

Walk To Cheam Park - Walk To Cheam High Street - No Onward Chain - Long Lease - Additional Communal Gardens - House Managers Within Development - Guest Facilities

## Lease Costs and Length

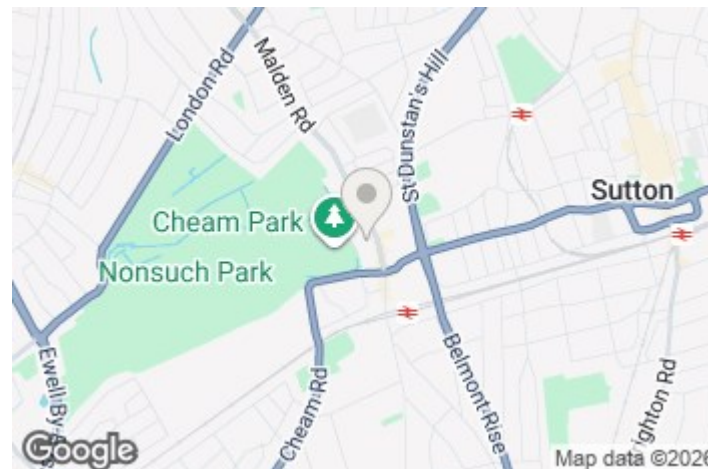
£299 PCM and 114 Yrs to Run

## EPC and Council Tax

B and D

## 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

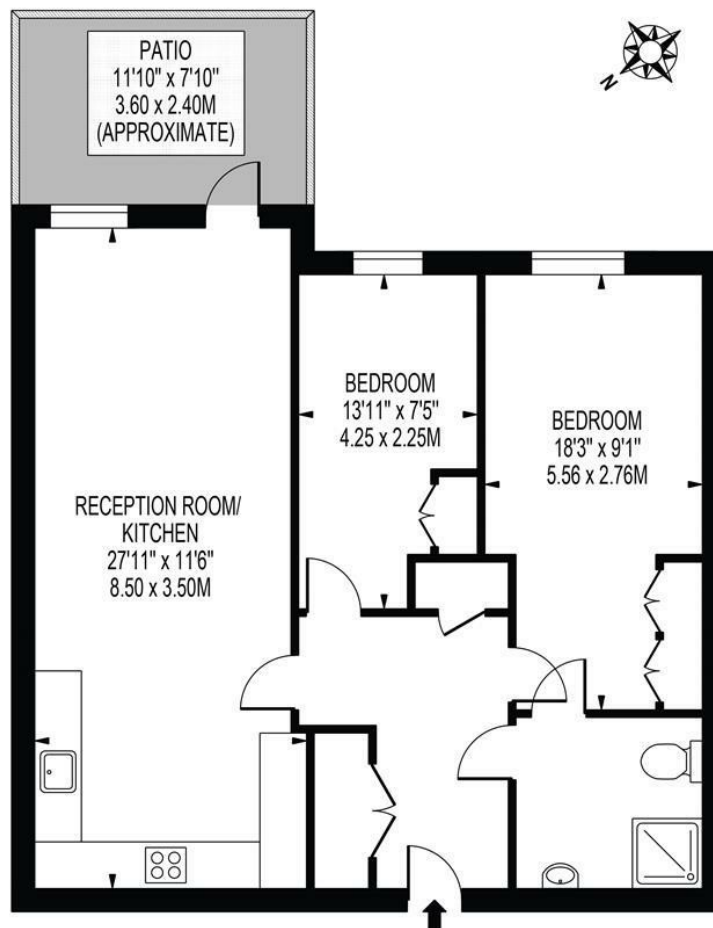
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

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

## ELIZABETH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.92 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.

**WILLIAMS  
HARLOW**