



Mickleham Gardens, Cheam Village,  
Offers In Excess Of £325,000 - Leasehold

**WILLIAMS  
HARLOW**













Williams Harlow – A luxury first floor lift serviced retirement apartment with balcony found within a select managed development. In the heart of Cheam Village and moments of Cheam Village shops and Cheam Park, the development is very sought after and the property is offered without an onward chain.

## The Property

It is clear from the entry phone system and entrance that this development is exceptional. The modernity of the property and the impeccably maintained communal areas is very reassuring for those who are perhaps anxious about downsizing. The property is spacious with bedroom, bathroom, lounge and kitchen and at no times feels small. The advantage of the balcony off the lounge is obvious for those who want outdoor space with extra security. Internally decorated in neutral tones for your ease of use.

## Communal Space

The entry phone provides access to the communal hallways, these are very well maintained. The development consists of a few blocks, within which there are house managers to enable ease of reporting etc. The communal grounds are pretty and have pedestrian access gates by which you can gain access or exit as a resident via your key fob.

## The Local Area

Taking full advantage of its location, it is a short walk from the high street and Cheam Village centre. Cheam Village is superb, with a rich tapestry of community whilst 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 offers pubs, restaurants, convenience stores and stunning parks and within a few mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

## Why You Should View

These come and go extremely quickly and are very sought

after. This example offers a rare edition of a balcony and also the smaller prettier block. If downsizing is on the cards then this is very persuasive reason to take the plunge.

## Vendor Thoughts

“Our aunt was always very happy here. She felt she retained her complete independence and it has always felt friendly with someone to say hello to”

## Features

One Bedroom - First Floor - Lift - Entry Phone System - One Key Fob For All Doors – Spacious Lounge - Modern Décor

## Benefits

Park and Shops Within Yards - Parking within The Development - No Onward Chain

## 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

## Lease and Costs

115 years remain, Circa £290 PCM

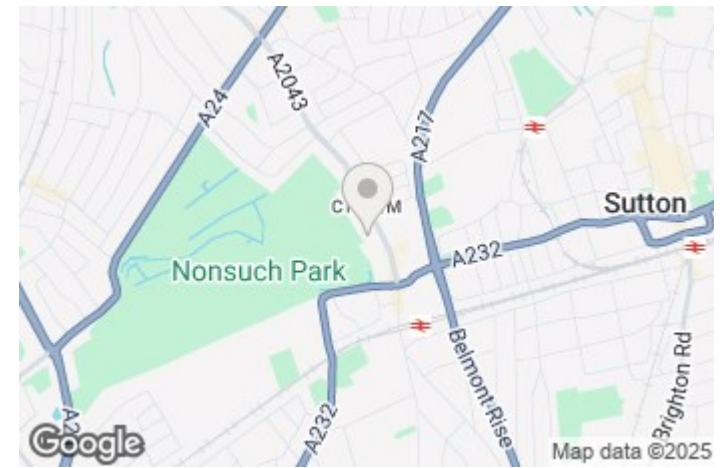
## EPC And Council Tax

B 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.

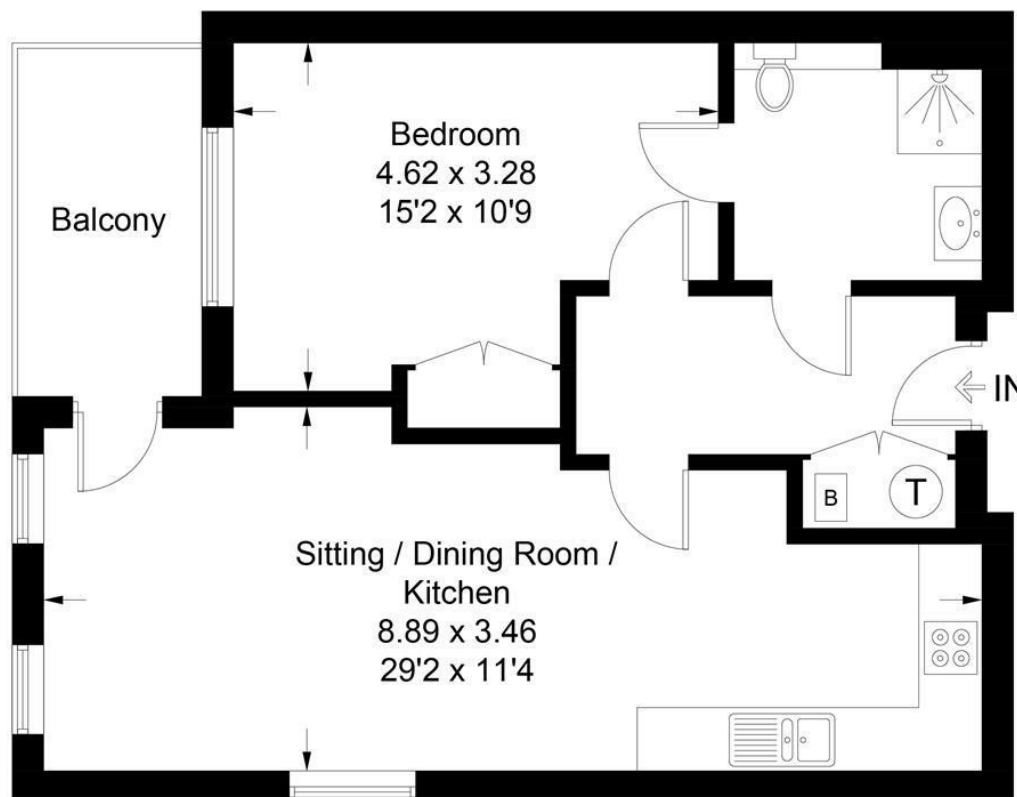


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Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1156905)

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