



12 Pond Hill Gardens,  
Offers Over £400,000 - Leasehold



**WILLIAMS  
HARLOW**























Williams Harlow Cheam - Located in the heart of Cheam Village, this modern two-bedroom apartment offers a delightful living experience tailored for those aged 55 and over. The property boasts a superior purpose-built design that prioritises comfort and convenience.

As you enter, you are welcomed into an open plan lounge and kitchen area, creating a spacious and inviting atmosphere perfect for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, enhancing the overall warmth of the home.

The apartment features two well-proportioned bedrooms the bathroom is modern and functional, catering to the needs of its residents.

One of the standout features of this property is the beautiful communal grounds, which offer a serene environment for leisurely strolls or social gatherings with neighbours. Additionally, the apartment includes parking for one vehicle, ensuring ease of access for residents and visitors alike.

Situated in a prime central location, residents will enjoy the convenience of local amenities, shops, and transport links, all within easy reach. This property is not just a home; it is a lifestyle choice, offering a perfect blend of modern living and community spirit in the charming setting of Cheam Village.

This apartment is an excellent opportunity for those seeking a comfortable and secure living environment in a vibrant community. Do not miss the chance to make this wonderful property your new home.

## The Property

A extremely pretty approach welcomes you in. The property is modern and immaculate and feels like a show flat. Its homely and comfortable but elegant and impressive. Two bedrooms, shower room and there is an open plan lounge and kitchen. The property feels spacious, light and airy.

## 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

If you wish to down size but feel nervous about the move then this property will help remove that anxiety. Its spacious, light and the central location is perfect for access to all things Cheam Village. The property condition and immediate access onto the communal grounds are real highlights.

## Vendor Thoughts

The central location of this property and the convenience to Cheam Village and local transport has been great. We hope the new owners enjoy the apartment as much as we have.

## Features

Modern - Two bedrooms - Immaculate throughout - Open plan kitchen/sitting room - Shower room - Central Cheam Village location - Pretty communal grounds

## 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

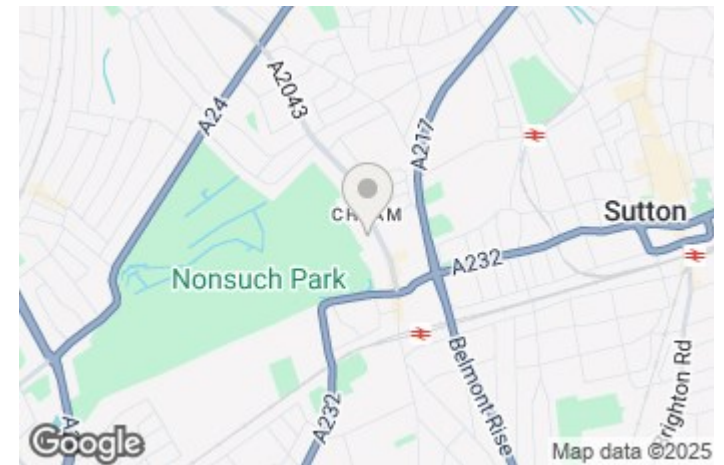
## Lease and Costs

125 years from 2015 and £299 PCM approximately

## EPC AND COUNCIL TAX C 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.





Cheam Office

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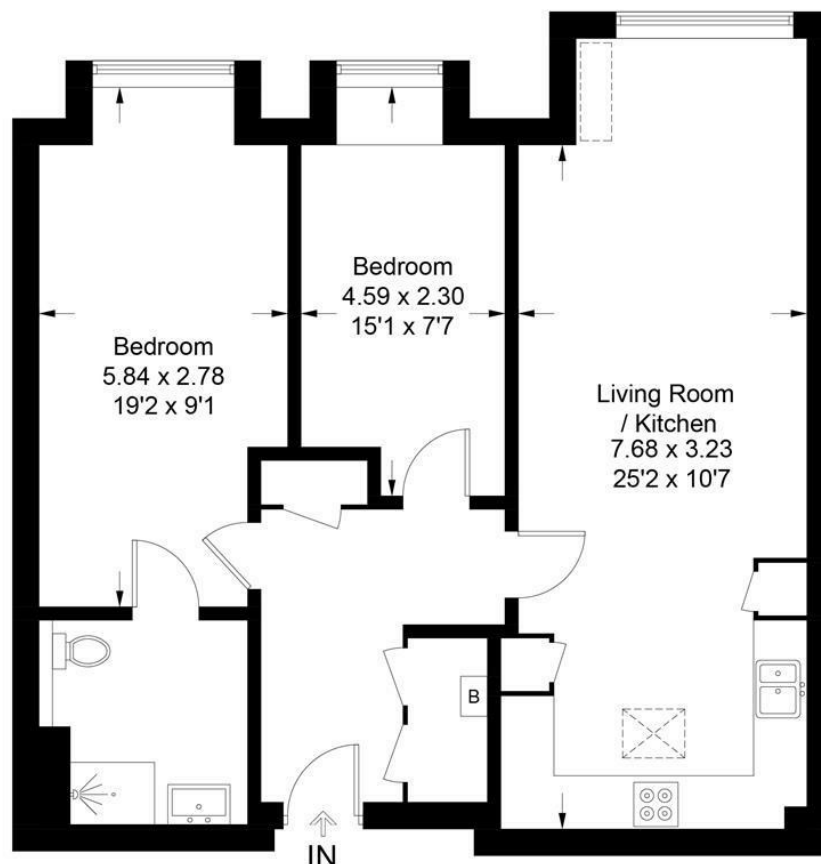
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Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



## Second 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. (ID1188689)

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

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