

32 Mickleham Gardens, Cheam Village,

Guide Price £462,500 - Leasehold

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WILLIAMS HARLOW






















Bethell Court
Mickleham Gardens
Cheam Park Way
Elizabeth House
Whitehall
West Dene
Park Lane

Williams Harlow Cheam – An apartment in an exclusive central Cheam Village development. Features and benefits include, its immaculately presented, ground floor, two bedrooms and direct access onto communal grounds and patio. Cheam Village and Cheam park are yards away and can be easily accessed. Offered without an onward chain and ready to view.

The Property

A extremely pretty approach welcomes you in. The immaculate communal entrance hall and is easy to access and the short walk between automatic door with entry phone to the front door is easy and pleasant. Handily the entrance fob can be used for both communal and own front doors and private gate to the rear access. Once inside, the property is immaculate and feels like a show flat. Its homely and comfortable but elegant and impressive. Two bedrooms, shower room, lounge and kitchen with spacious entrance hall. The property feels spacious, light and airy. Two keys factors, ground floor and the immediate access onto the patio outside the rear access door.

Outdoor Space

The building has parking to the front and the setting is pretty. With landscaping softening the surrounds, it blends with the park next door. Outside the rear access door, the resident will have use of the communal grounds and the set up ensures this feels private and extremely practical. A private electronically locked gate, accessed via the fob, is within yards and this access provide choice between which way to come into your home and also provides central Cheam Village access within yards.

The Area

Taking full advantage of its location, its a short walk of the high-street and Cheam Village center. Cheam Village is superb. 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 center, offering pubs, restaurants, convenience stores and stunning parks. 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.

Features

Two Bedrooms - Ground Floor - Direct Access To Patio - Fob Entrance - Immaculate - Long Lease - Shower Room – Over 55 Only

Benefits

No Onward Chain - Moments from Shops and Transport - Moments of Park - Holistic Living With Outdoor Space

Local Transport

It's 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

EPC AND COUNCIL TAX

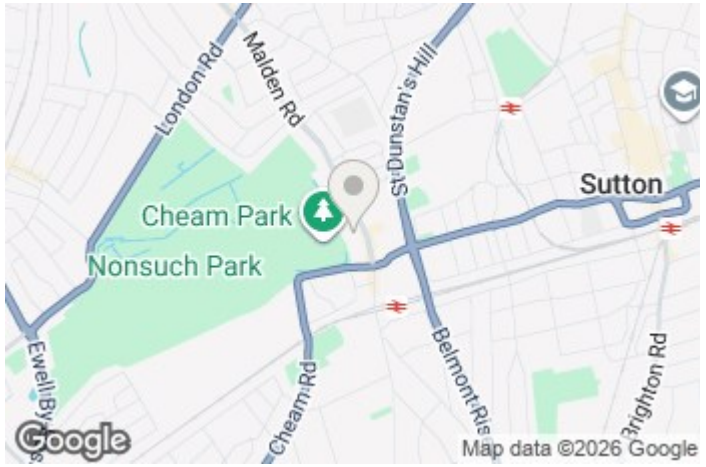
B AND D

Lease and Maintenance

125 yrs from 2015 and £299 PCM.

Why Williams Harlow

From our prominent Cheam Village office 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. Our staff are highly trained and experts in their fields.



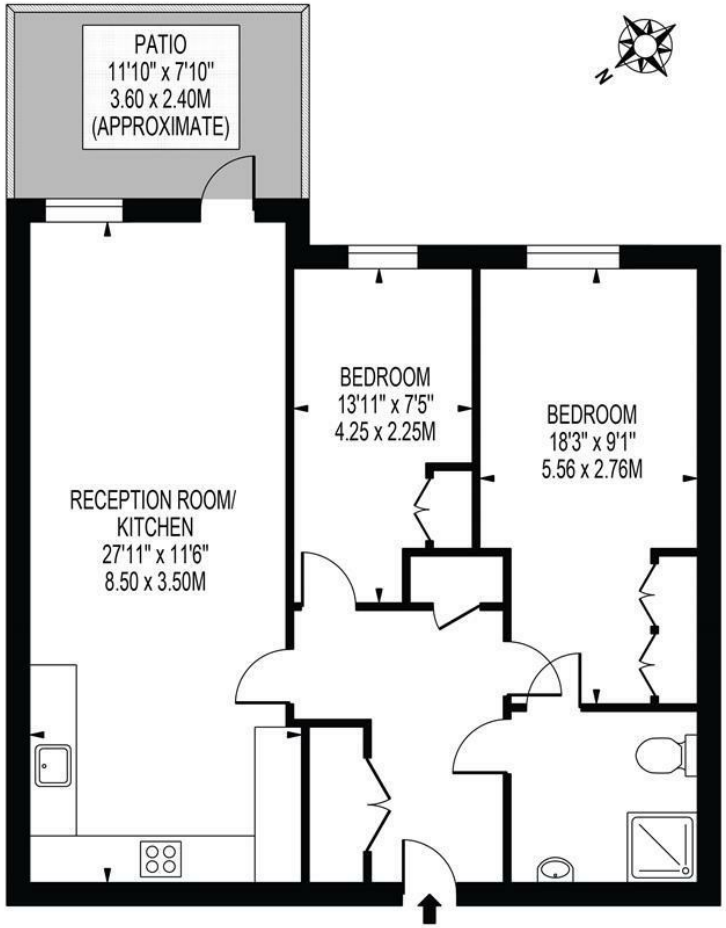
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

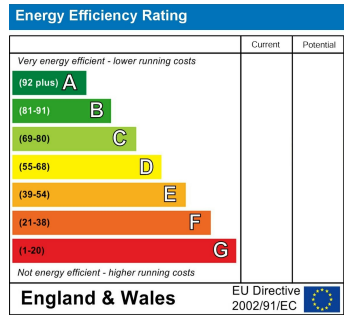
APPROXIMATE GROSS INTERNAL FLOOR AREA: **753 SQ FT - 69.92 SQ M**



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.
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