

WILLIAMS
HARLOW

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Century House, Station Way Sutton, Surrey SM3 8SW

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this prestigious MODERN TOP FLOOR ONE BEDROOM purpose built apartment developed in 2016. The apartment is located in the heart of Cheam Village which offers an excellent range of local amenities including coffee shops, supermarkets, Nonsuch park and Cheam mainline railway station with direct service to London Victoria. SOLE AGENTS

Guide Price £325,000 - Leasehold



COMMJUNAL ENTRANCE

Video entry phone system. Lifts and stairs to all floors.

TOP FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Video entry phone system. Cupboard housing Megaflow heating system, storage area, shelving and plumbing for washing machine. Laminate flooring.

'L' SHAPED RECEPTION/KITCHEN AREA

6.25m x 5.66m maximum (20'6 x 18'7 maximum)

Double glazed windows to rear aspect. Velux window to the rear. 2 x radiators. Laminate flooring.

KITCHEN AREA

A modern kitchen with an array of eye and low level units with laminate work surfaces. Electric hob, stainless steel overhead extractor and fitted electric oven. Integrated fridge freezer. Underlighting. 1 1/2 bowl stainless steel sink drainer. Downlighters. Smoke alarm. Breakfast area.

BEDROOM

3.76m x 3.20m (12'4 x 10'6)

Velux double glazed window to the rear aspect. Radiator. Fitted mirror fronted wardrobe.

LUXURY BATHROOM

Panel bath with overhead power shower. Vanity unit incorporating WC and wash hand basin. Shaver point. Fitted mirror. Fully tiled walls. Laminate flooring. Extractor. Downlighters. Wall mounted heated towel rail.

OUTSIDE

Communal gardens

PARKING

Allocated parking in basement carpark, plus one allocated parking space

LEASE 119 years

GROUND RENT

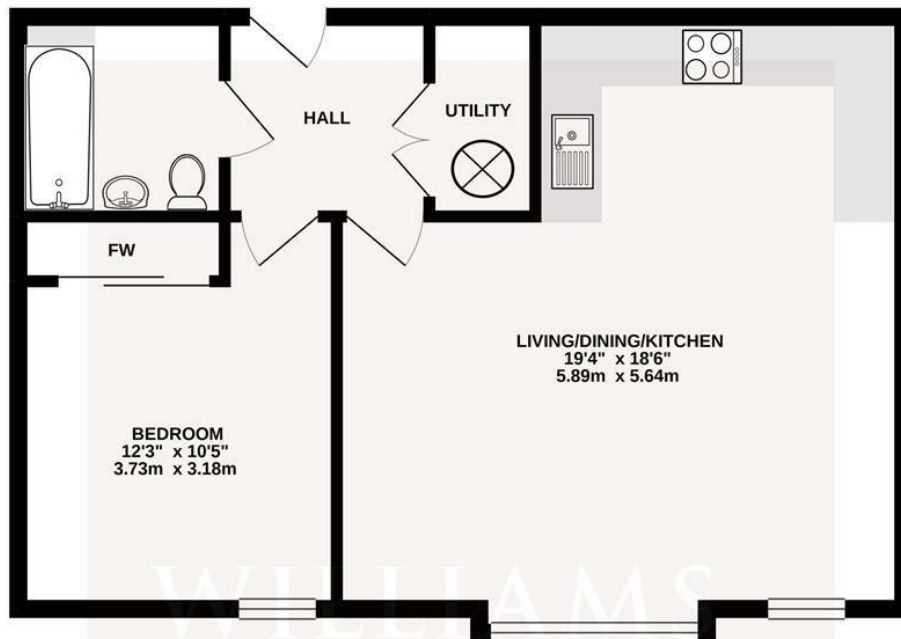
£300.00 per annum.

SERVICE CHARGES

£1260.00 approximately per annum, paid every 6 months.



THIRD (TOP) FLOOR



TOTAL APPROXIMATE FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)

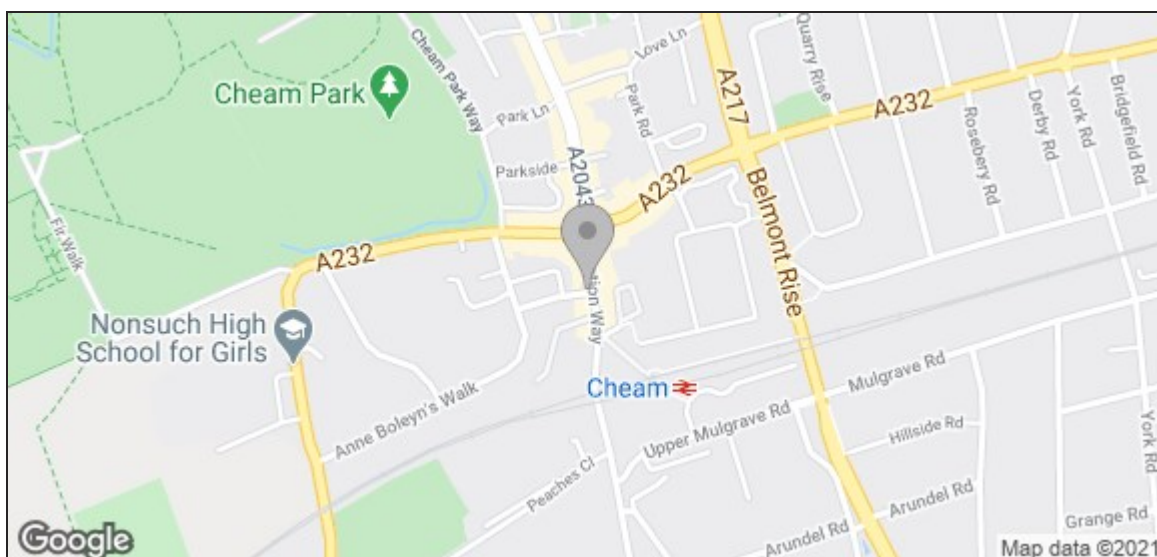
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		