

Mickleham Gardens

Surrey, Surrey SM3 8AF

A rare opportunity to acquire, for those aged 55 and over only, in our opinion the jewel in the crown in a prime development. With a balcony overlooking Cheam Park and well placed for Cheam village, bus routes and train station, this superior, purpose-built second floor flat, with allocated parking space, has an entry phone system, lift service, central heating and double glazing. The reception hall leads to an open-plan living area/kitchen and there are 2 good-sized bedrooms and 2 bathrooms. A 'must-see' property. NO ONWARD CHAIN.

Asking Price £500,000 - Leasehold



COMMUNAL ENTRANCE

Stairs and lifts to all floors.

SECOND FLOOR

Access to:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Coving. Storage cupboard housing space for washing machine, storage space and electric fuse board. Airing cupboard with extra storage. Additional cupboard housing the mega flow gas central heating boiler and thermostat. Laminate flooring. Radiator. Smoke alarm.

LOUNGE

Accessed via glass-panelled door. Continuation of the laminate flooring. Radiator. Coving. Double glazed windows and 2 doors to a large private balcony with tiled floor, overlooking Cheam Park.

KITCHEN AREA

Eye and low level kitchen units and wooden work surfaces. Electric oven. Integrated appliances of fridge, freezer and fitted electric hob with stainless steel extractor above. One and a half bowl stainless steel sink drainer. Downlighters. Smoke alarm. Breakfast/dining area.

MASTER BEDROOM

Double glazed window to the side aspect. Coving. Radiator.

LARGE EN-SUITE

Large shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Radiator. Downlighters. Extractor. Shaver point. Fitted mirror.

BEDROOM TWO

Large double bedroom. Double glazed window to rear aspect.

JACK AND JILL BATHROOM

Large shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Radiator. Downlighters. Extractor. Shaver point. Fitted mirror.

COMMUNAL FACILITIES

24-hour central warden call centre through entry phone system.
Personal fob if required

GROUND FLOOR

Buggy Store
Cycle Store
Refuse Store (there is an additional store on the second floor).
Laundry Room
Conservatory
Tea Station
Communal Lounge, with resident events.

FIRST FLOOR

Guest bedroom available for family and friends. Fee payable through the office.
Residents lounge.

OUTSIDE

Allocated parking space

COMMUNAL AREA

Beautiful and well maintained communal gardens with an array of flower beds, pergolas, a water feature, seating area for residents, pathways and lighting.

Residents can also access Cheam Park.

LEASE

125 years from 2014

SERVICE CHARGES

£289.62 per calendar month April 23 - May 24

COUNCIL TAX

Sutton Council BAND D £2,048.38 2023/24

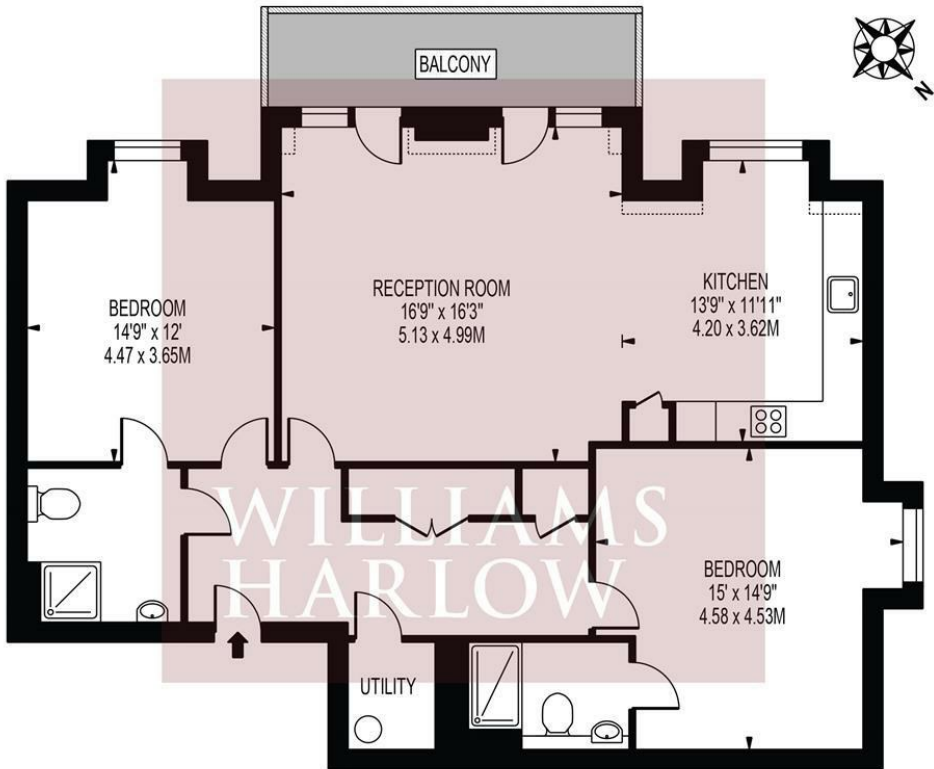


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

WILLIAMS
HARLOW

BETHELL COURT

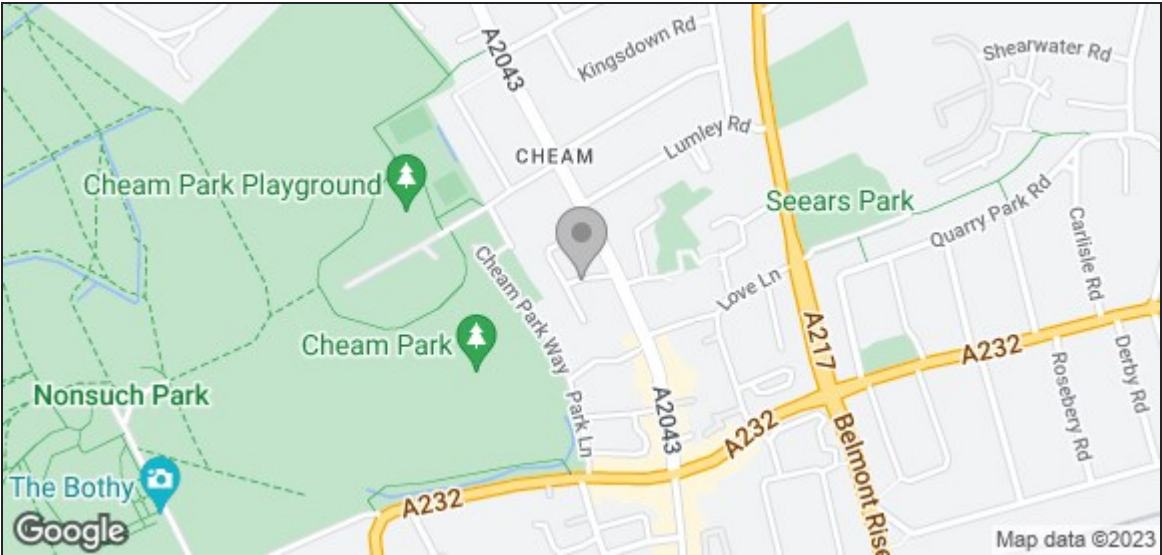
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1092 SQ FT - 101.45 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 12 SQ FT - 1.08 SQ M



SECOND 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		