Fitznell court ,Pond Hill Gardens, Cheam Village,

Guide Price £375,000 - Leasehold

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WILLIAMS HARLOW

AUGUST
TOSHIBA

Williams Harlow Cheam - A good condition Over 55's flat which offers a reassuring downsize moments from the high-street. The development is handsome with pretty buildings and landscaped gardens and most importantly a sense of community. Offering two double bedrooms, spacious kitchen and bathroom and a balcony for seating. Ready to view now.

The Property - Ideal Downsize

The property is very clean, tidy and expertly managed. You enter via a entry phone system and have use of both the lift and stairs to the first floor. Once inside the apartment, the property is neutrally decorated and good condition. Two double bedrooms, spacious bathroom with access from bedroom and hallway, spacious kitchen which opens onto the lounge/dining room. The balcony is off the lounge and provides precious outdoor space without the need for maintenance with extra security.

Local Area - Walk To Shops and Park

Right in the heart of Cheam Village, the development is between the high-street and Cheam park and either can be walked in only a few minutes.

Outside Space - Community

The development offers a range of features which make life easier for you and your family such as guest accommodation, clubs, communal lounges, laundry facilities. Pockets of seating in the communal gardens are nice and there is always someone to say hello to.

Why You Should Buy - Reassuring Downsize

Of course over 55 isn't considered old by any standard and I wouldn't necessarily be addressing those by stating a down size can be a worry and one which has been considered for some time. This flat, development and location certainly removes much of the anxiety of anyone involved in the move.

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

Local Shops - Within Walking Distance

National Chains: Waitrose - Café Nero - Prezzo - Pizza Express - Sainsbury

Amenity Outlets: Post Office on Upper Mulgrave Road - Doctors Surgery on Park Road - Dentist On Ewell Road - Library on Malden Road - Swimming Pool On Malden Road

Independent outlets: Wool shop - Gift shop - Hairdressers - Petrol Station - Pubs - Susi/Italian/Tapas/Curry/Mediterranean/Tai/British Restaurants

Features

Two Bedrooms - Bathroom - Kitchen - Balcony - New Water Heating System - Entry Phone System - Communal Areas

Benefits

Moments from Shops - Moments From Park - Moments From Transport - Moments from Life - Well Maintained

Lease and Costs

125 Years from 2014, £313 PCM

EPC and Council Tax

B and C

Why Williams Harlow

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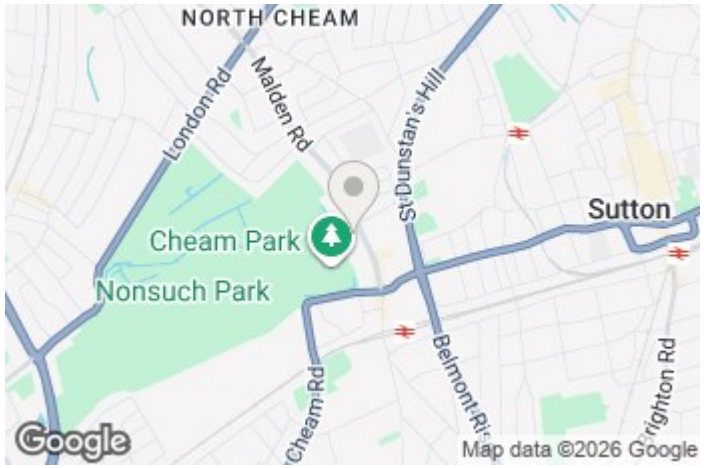

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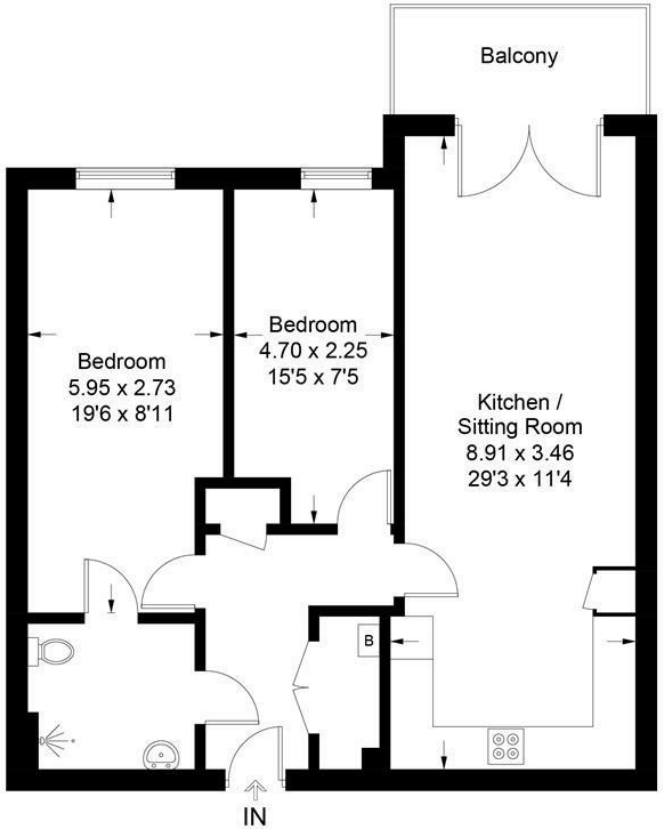
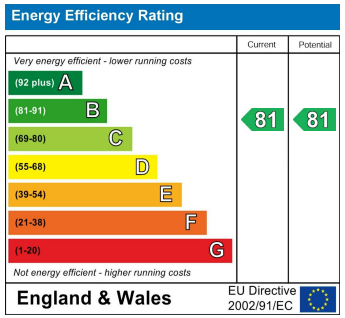
Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



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. (ID1330026)

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