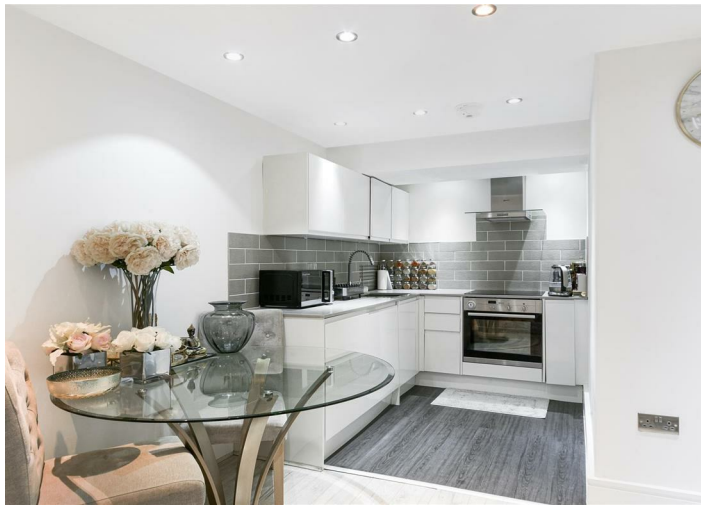




Upper Mulgrave Road, Cheam Village,
Guide Price £240,000 - Leasehold

**WILLIAMS
HARLOW**













Williams Harlow Cheam - Excellent first time buy, this smart flat offers an easy route to your property market entry. Located ideally for Cheam train station or Cheam Village, the location affords the luxury of leaving at the last minute for any commute either end and the ability to enjoy the Central London lifestyle in a very short journey. Impressive modern décor, long lease and parking space included; start your property journey here.

The Property

Second floor flat in a smart and well maintained block. Easy layout with modern fixtures, the accommodation includes one bedroom, open plan lounge kitchen and plush shower room. The vendor has been careful to decorate and look after the property and its presented really nicely.

Outdoor Space

A parking space for one car and smart communal hallways.

The Area

Its hard to find a better location for a young professional. Everything you need is immediately on hand and includes parks, gyms, trains, shops and restaurants. This location makes life easy and will ease you into your first property ownership.

Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cudding Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

Features

One Bedroom - Shower Room - Modern Décor - Parking - Well Presented - Open Plan Kitchen - Long Lease - Entry Phone System

Benefits

Walk to Trains - Walk To Shops - Walk to Gym - Walk To Restaurants - Long lease - Well Maintained Communal Areas

Lease and Costs

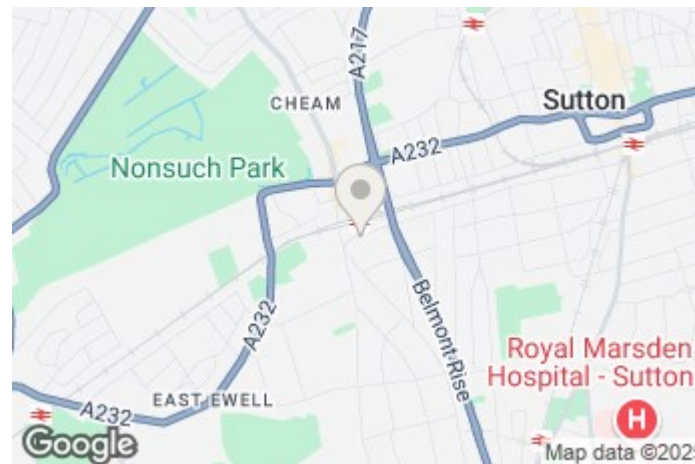
125 Yrs from 2016, Service Charge £1847 per annum for 2024
Ground Rent £200 per annum

EPC And Council Tax

D 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.



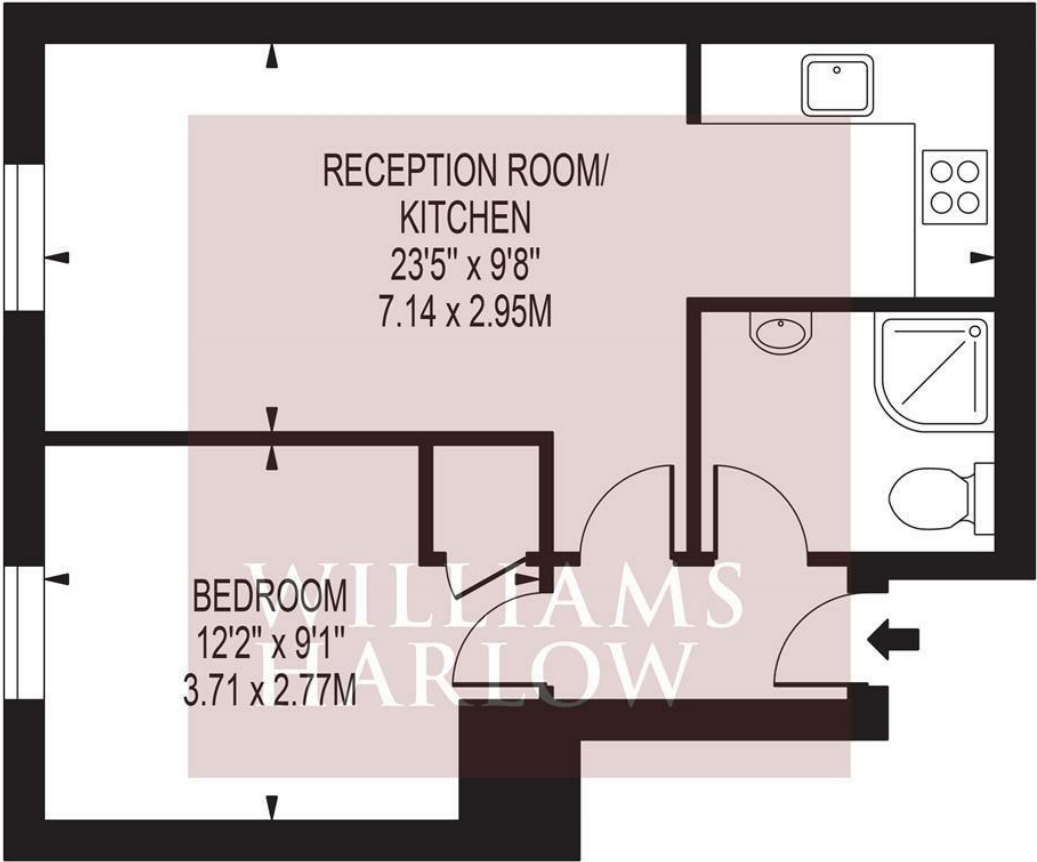
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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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SM3 8BH

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www.williamsharlow.co.uk

ROYAL CREST HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 391 SQ FT - 36.37 SQ M



LOWER 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. 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		
(69-80) C		
(55-68) D		
(39-54) E	40	40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

