



12 Pond Hill Gardens, Cheam Village, Surrey
£425,000 - Leasehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - Welcome to this superior ground floor apartment located in the heart of Cheam Village, perfect for those aged 55 and over. This immaculate two-bedroom property offers a modern and comfortable living space tailored to meet the needs of its residents.

As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The apartment features two spacious bedrooms, allowing for ample personal space, and a well-designed bathroom that caters to your daily needs.

One of the standout features of this property is the direct access to a private terrace, where you can enjoy the fresh air and beautiful surroundings. This outdoor space is perfect for enjoying a morning coffee or unwinding in the evening.

The central location in Cheam Village means you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This property is not just a home; it is a lifestyle choice that offers comfort, convenience, and a sense of community. If you are looking for a retirement apartment that combines modern living with a prime location, this is an opportunity not to be missed.

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. 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.

Communal Space

The entry phone provides access to the communal hallways, these are very well maintained. The development consists of a few blocks, within which there are house managers to enable ease of reporting etc. The communal grounds are pretty and have pedestrian access gates by which you can gain access or exit as a resident via your key fob.

The Area

Taking full advantage of its location, it is a short walk from the high street and Cheam Village centre. Cheam Village is superb, with 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 offers pubs, restaurants, convenience stores and stunning parks and 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.

Vendor Thoughts

It was important to be central to shops and this superb modern ground floor apartment met our needs especially with the outdoor private patio area. We hope the new owners enjoy living here as much as we have.

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 - Communal Grounds - Fob Entrance - Immaculate - Long Lease - No Onward Chain - Shower Room - Direct Access – Over 55 Only

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

Lease and Costs

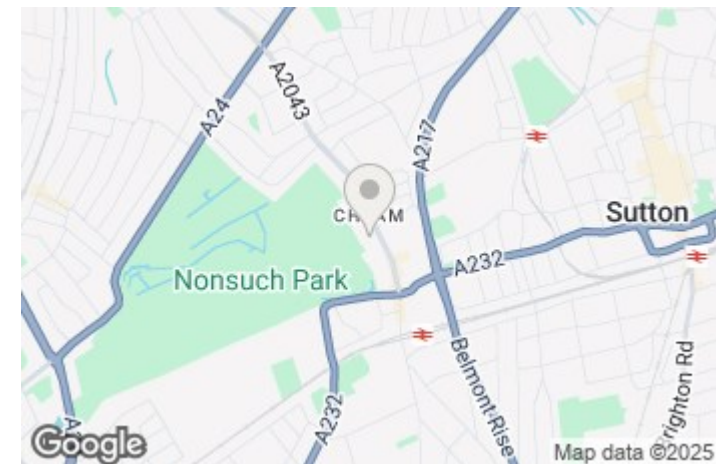
125 yrs from 2015 and approximately £299 PCM.

EPC AND COUNCIL TAX

C AND C

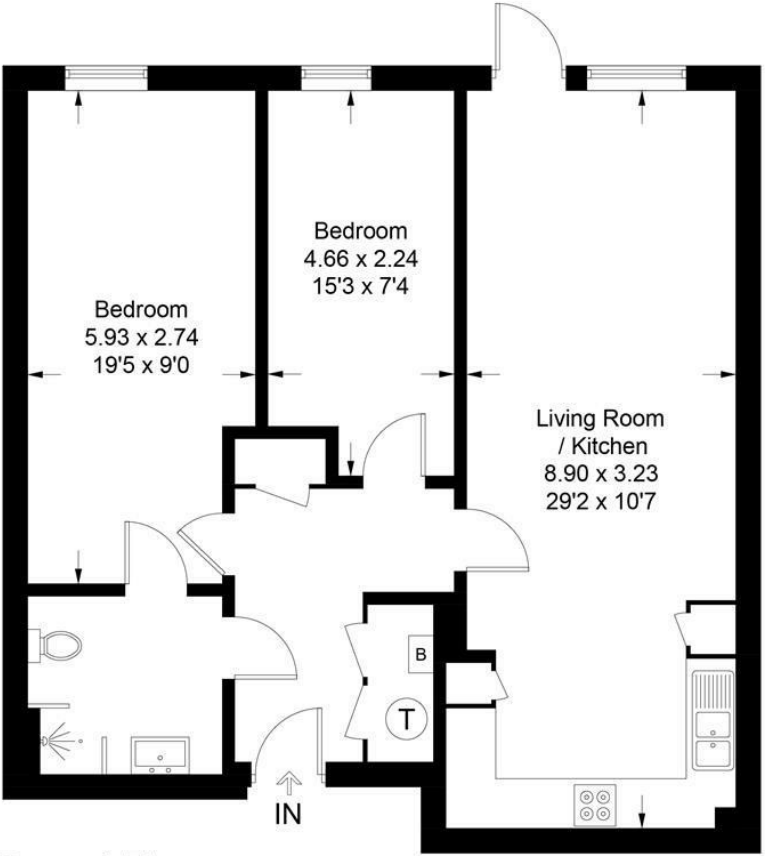
Why Williams Harlow

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.

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



Ground 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. (ID1188691)

www.bagshawandhardy.com © 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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

**WILLIAMS
HARLOW**