

**WILLIAMS
HARLOW**

Cheam Office
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

19 York Road Sutton, Surrey SM2 6HB

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER THIS two bedroom split level maisonette comprising of lounge/dining room, modern kitchen, off street parking and communal gardens. The property is well located and is within close proximity to Cheam Village, Sutton Town Centre with all the local amenities. as well as Sutton and Cheam Train Station which both have direct links into Central London. It has over 960 years still on the lease and must be viewed.

Offers In Excess Of £300,000 - Leasehold



FRONT DOOR

Part glazed front door. Meter cupboard. Stairs giving access to the:

FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard.

RECEPTION/DINING ROOM

7.11m x 4.17m (23'4 x 13'8)

Laminate flooring. Dual aspect room with double glazed window to the front and rear. 2 x radiators. Fitted open shelving. Stairs rising to the second floor. Opening through to the:

KITCHEN

2.49m x 2.01m (8'2 x 6'7)

Range of wall and base units with laminate work tops. Part tiled walls. Fitted oven and hob with extractor above. Spaces for washing machine and fridge freezer. Obscured glazed door which leads directly onto external stairs giving access to the communal area and bin storage.

SECOND FLOOR ACCOMMODATION

LANDING

Access to loft. Storage cupboard.

BEDROOM ONE

3.76m x 3.25m (12'4 x 10'8)

Window to the front aspect. Radiator. Laminate flooring. Storage cupboard.

BEDROOM TWO

3.28m x 2.11m (10'9 x 6'11)

Window to rear aspect. Laminate flooring. Radiator. Storage cupboard.

BATHROOM

Bath with shower screen with mixer tap. Wash hand basin with mixer tap. Low level WC. Extractor fan. Heated towel rail.

OUTSIDE

COMMUNAL GARDENS

There are well maintained communal gardens mainly laid to lawn.

LEASE

Approximately 963 years.

SERVICE CHARGES

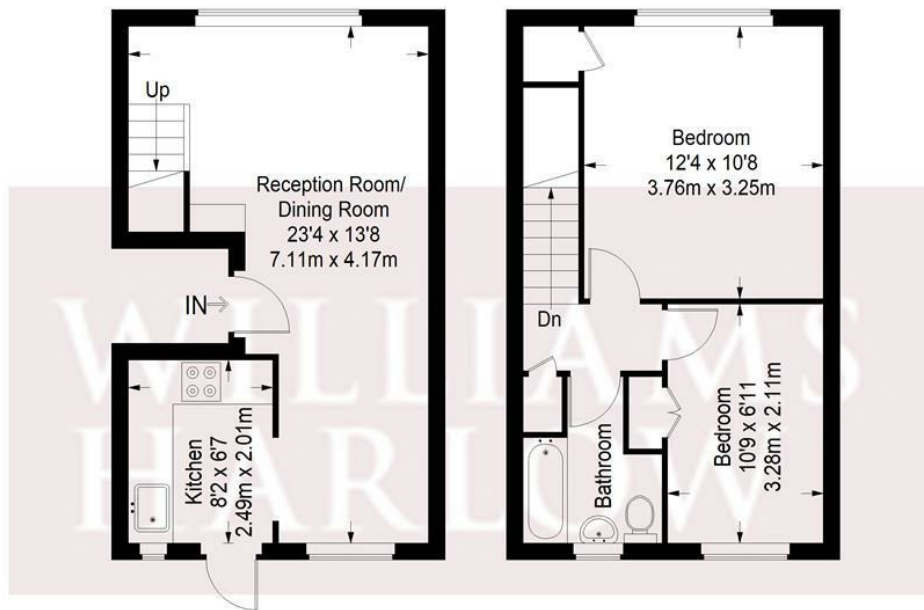
Approximately £600 per year.

GROUND RENT

Approximately £300 per year.



Redcliffe Court, York Road, Cheam, Sutton



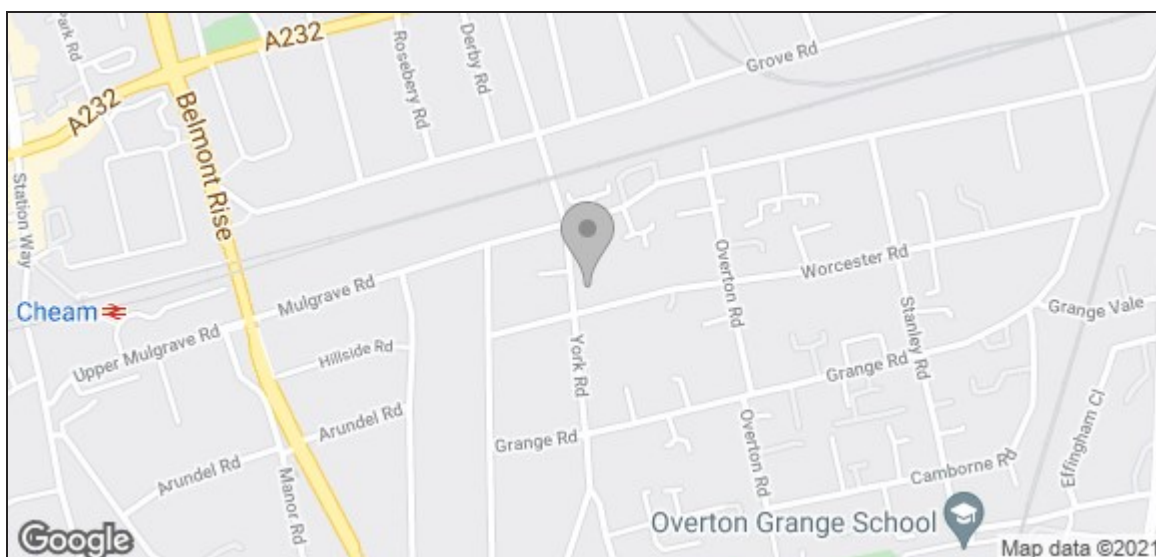
Ground Floor = 287 sq ft

First Floor = 314 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 287 sq ft / 26.66 sq m
FIRST FLOOR = 314 sq ft / 29.17 sq m
Total = 601 sq ft / 55.83 sq m



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 any decisions reliant upon them. (ID357409)



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		
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