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RICS

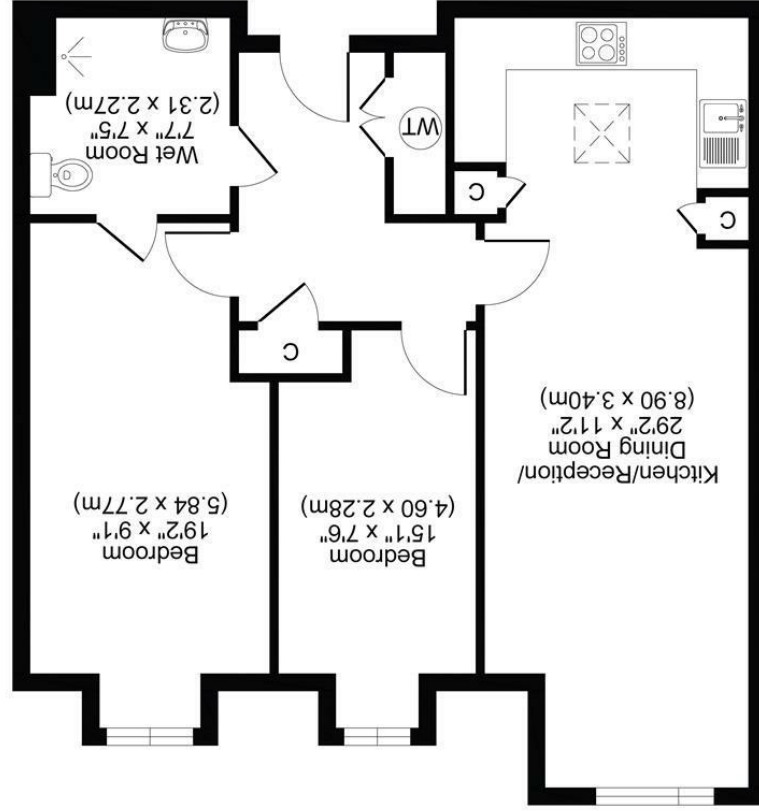
The Property Ombudsman

CHRISTIES

optica  
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR



FITZELL COURT, POND HILL GARDENS, SM3  
 TOTAL APPROX FLOOR PLAN AREA 710 SQ.FT (66 SQ.M)



CHRISTIES



# 12 POND HILL GARDENS, SUTTON SM3 8QN

GUIDE PRICE OF £350,000 TO £375,000

WELCOME TO POND HILL GARDENS IN THE CHARMING AREA OF CHEAM, SUTTON! THIS DELIGHTFUL PROPERTY OFFERS A COSY RETREAT IN A PEACEFUL RETIREMENT VILLAGE SETTING. SITUATED ON THE SECOND FLOOR, THIS LOVELY FLAT BOAST ONE RECEPTION ROOM, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. WITH TWO BEDROOMS, THERE IS AMPLE SPACE FOR GUESTS TO STAY OVER. THE PROPERTY ALSO FEATURES A CONVENIENT WET ROOM FOR YOUR DAILY NEEDS.

NESTLED IN A RETIREMENT VILLAGE, THIS PROPERTY OFFERS A TRANQUIL AND SECURE ENVIRONMENT FOR THOSE LOOKING TO ENJOY THEIR GOLDEN YEARS IN COMFORT. THE SURROUNDING AREA OF CHEAM IS KNOWN FOR ITS PICTURESQUE STREETS, LOCAL AMENITIES, AND FRIENDLY COMMUNITY.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS CHARMING PROPERTY YOUR NEW HOME SWEET HOME IN THE HEART OF CHEAM. CONTACT US TODAY TO ARRANGE A VIEWING AND START ENVISIONING YOUR LIFE IN THIS PEACEFUL RETIREMENT VILLAGE SETTING.

NO GROUND RENT.

115-YEAR LEASE

SERVICE CHARGES £279.09 PER MONTH

- TWO BEDROOMS
- VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC RATING B

