

**WILLIAMS
HARLOW**

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Forge Lane Cheam Village, SM3 8SN

Williams Harlow Cheam – A ground floor apartment for the OVER 60'S presented in immaculate order and right in the heart of Cheam Village. Offering exceptional value for money, this sleepy cul de sac is well maintained and this specific flat has lovely views over the communal gardens. It's offered without an onward chain and is ready to view.

Offers In Excess Of £335,000 - Share of Freehold



The Property

Whether you are looking for yourself or a family member, this apartment provides a spacious nest in the heart of Cheam Village, where you have privacy but also a neighbour to catch up with when you are both passing. The property has a communal entrance which serves just two flats. Having under gone a complete renovation, the property is in tip top condition throughout. The accommodation comprises of entrance hall, bedroom, lounge, kitchen and bathroom.

Outdoor Space

Accessed from the lounge, the patio offers a serene setting to catch a peaceful outdoor moment from the comfort of your home. The communal gardens, as is the road, are very well maintained and the residents association ensure it's kept this way.

The Area

Glorious Cheam Village, with its restaurants and coffee shops on hand, several parks, fitness centres and numerous sporting clubs and facilities. Other features include great transport links and convenience shops.

Pointers

One Bedroom - Ground Floor - No Onward Chain - Communal Garden - Close to High Street - High Spec - EPC C - Council Tax C

Reasons to Buy

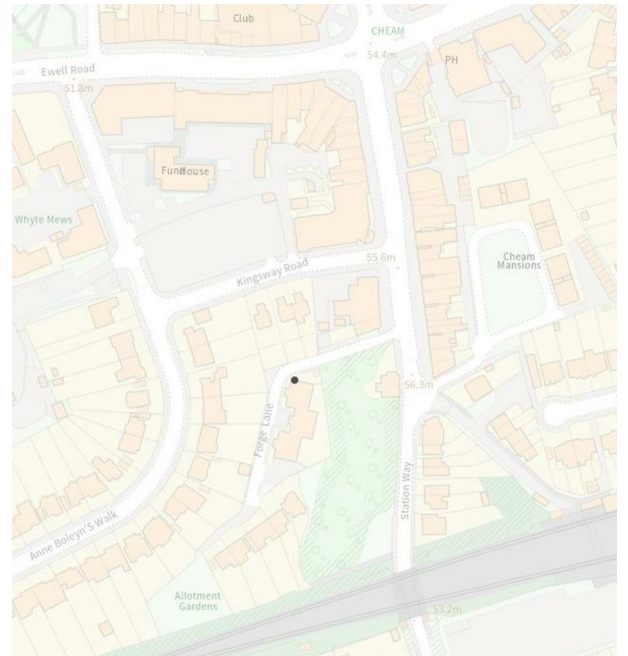
Been considering a down size but worried about the process? This flat is ready to receive you and provides a easy option with high standards. . No onward chain and superb condition

Lease Information

Share of free hold. The service charges are currently approximately £108 per month, and these are reviewed periodically.

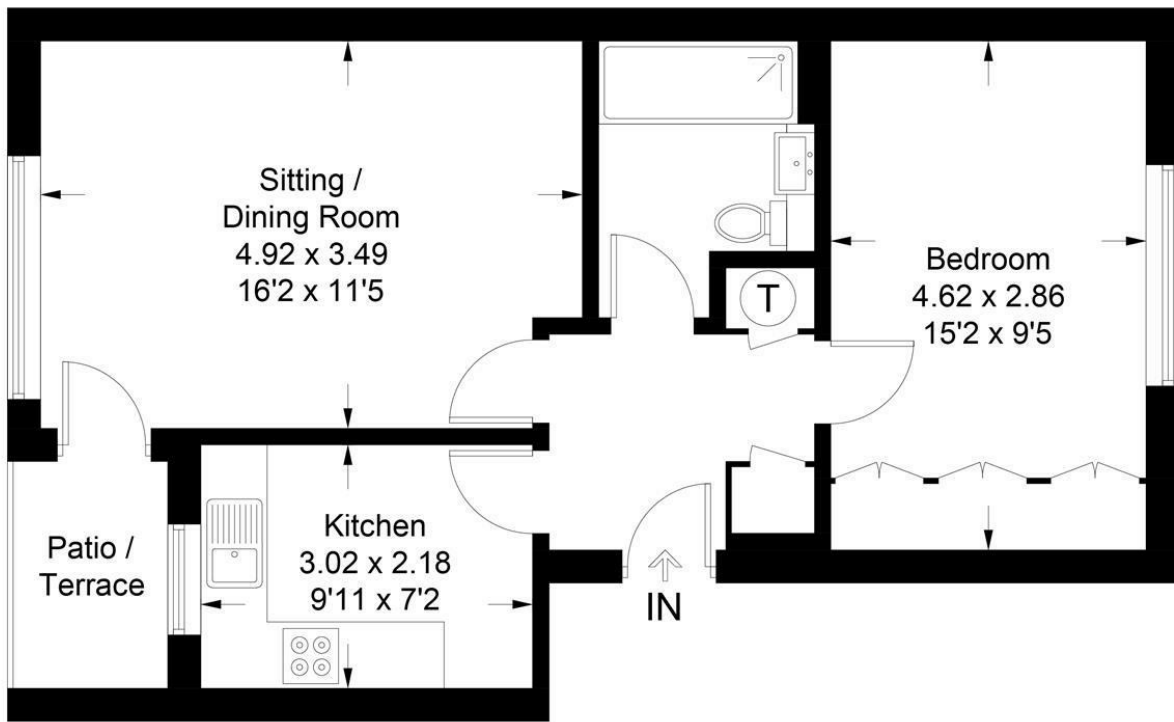
Council Tax and EPC

C AND C



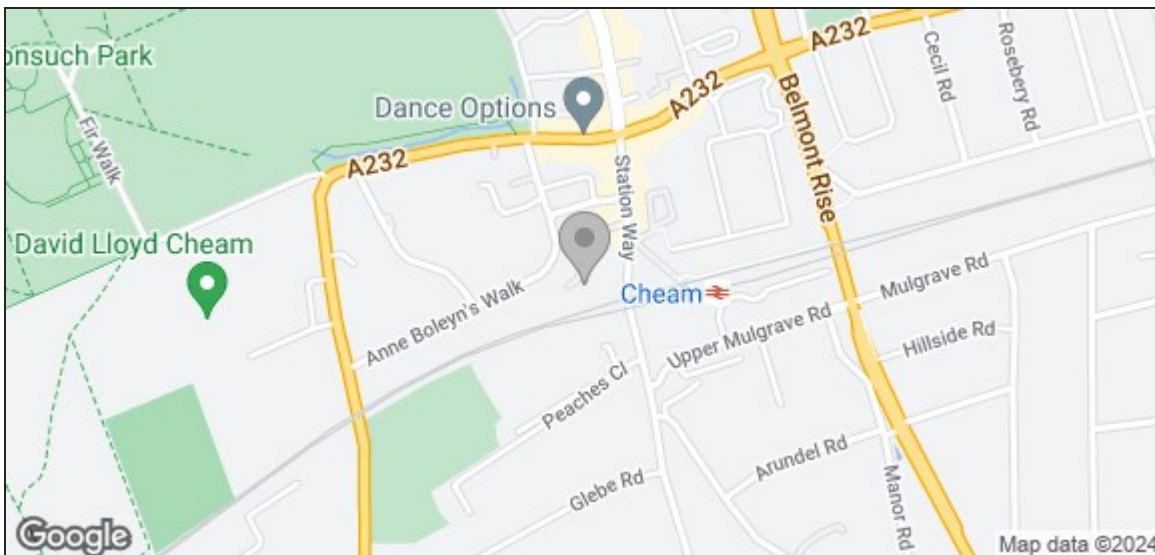
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 48.4 sq m / 521 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. (ID1049688)
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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		73	80
		EU Directive 2002/91/EC	