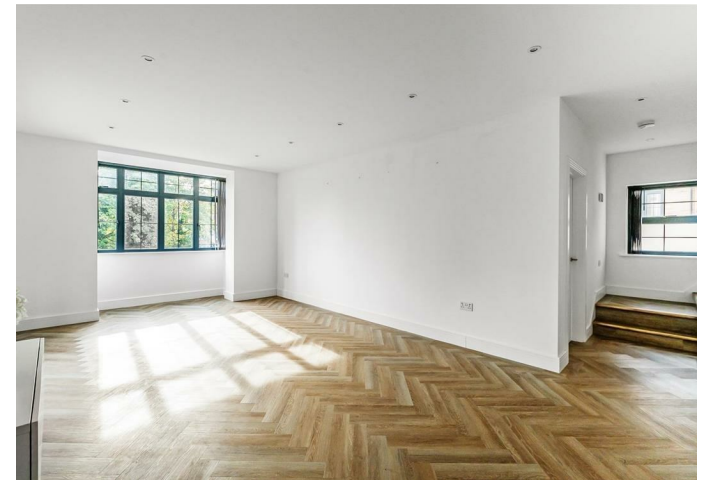





Howell Hill, Cheam Road, Cheam, SM2 7LQ
Offers In Excess Of £450,000 - Leasehold

-  2
-  2
-  1

**WILLIAMS
HARLOW**



Williams Harlow Cheam – Luxury, spacious two bedroom apartment in a nearly new gated development close to Ewell East train station (Southern service to Victoria and London Bridge). Uncomplicated sale without an onward chain, vacant and ready to view.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	









The Property

High spec and ultra-modern whilst retaining comfort. The presentation is faultless and it's a move in and enjoy option for any buyers. Accommodation includes two bedrooms, two bathrooms, large lounge with open plan kitchen. With added feature of a terrace with dual access. The apartment is 1st floor and entry is via two intercoms; gate and communal door.

Outdoor Space

Communal gardens, car chargers, parking and HSE includes an outdoor store or cycle shed.

The Local Area

Between Ewell and Cheam, the area is a residential sought after spot. With features such as Nonsuch park and a train station short walks away you will enjoy the convenience of amenities on hand. Ewell Village is small and select high street centre and also offers West Ewell trains (Western service into Waterloo). Cheam Village is larger than Ewell Village but still quaint and very much a centre for catching up with friends.

Vendor Thoughts

"I valued purchasing the very best when I bought this property as an investment and have tried to maintain the flat in a show home condition. I'm selling now as I wish to condense my assets and purchase a larger family home"

Why You Should View

It's rare to find new flats in Cheam, yes a couple of blocks have sprung up over the last 20 years and some very nice ones, but this development was always about luxury and that coupled with the unique sophisticated location (most other blocks are in the busier Village centre) set it apart from any other available.

Local Schools

Sutton High – Girls Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glyn - Boys State - 11 – 18

Ewell Castle - fee paying 3-18 years

Local 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

S2 - Epsom to St Helier

Lease and costs

Term :999 years from 1 January 2022, £1500 last calendar year

Features

- Neff Integrated App's - Instant Hot Water Tap - Amtico Floor - Under Floor Heating - Parking – Car Charger - Storage – 1st Floor – Entry Phone – Communal Gardens – Two Bedrooms - Two Bathrooms – Terrace - Gated Entrance

Benefits

- No Onward Chain - Vacant - Park Near By - Trains Station Near By - Excellent Road network - Peaceful Neighbourhood - Select Development - Low Crime - No Work To Move In

EPC AND COUNCIL TAX

B AND D

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.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

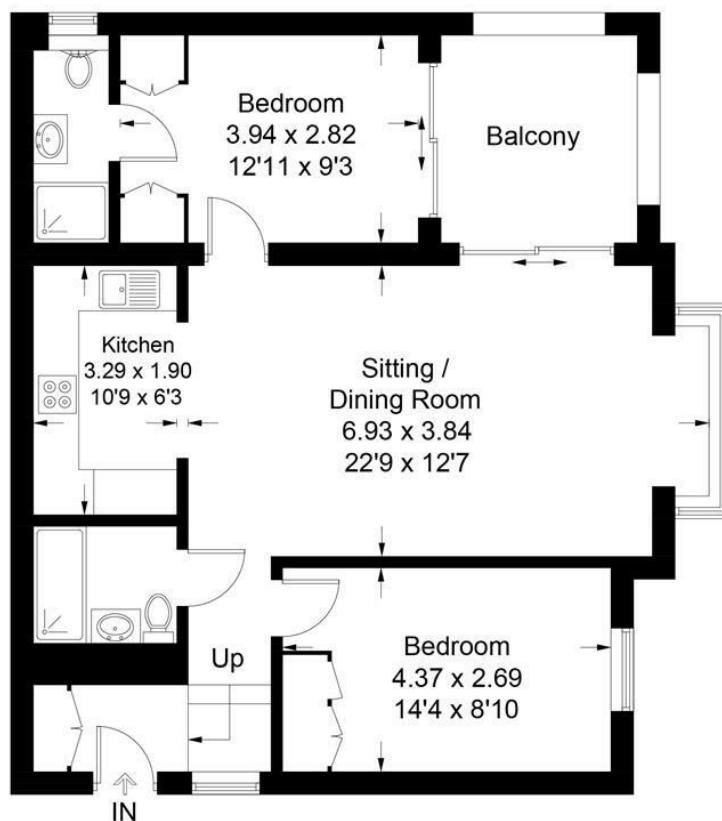
SM3 8BH

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.

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



First 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. (ID1138133)

www.bagshawandhardy.com © 2024

**WILLIAMS
HARLOW**