

Elizabeth House, Mickleham Gardens, Cheam, SM3 8AG

Guide Price £325,000 - Leasehold

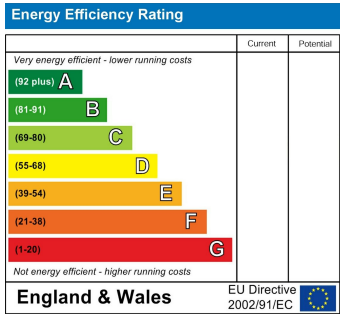
WILLIAMS HARLOW







Williams Harlow Cheam are pleased to offer this well-presented one-bedroom ground floor retirement apartment, occupying a desirable and private corner position. Ideally located for Cheam Village and Cheam Park, with local amenities close by. The property also benefits from private outside space and is offered to the market with no onward chain.





The Property

Tucked away in a particularly private corner position, this beautifully presented one-bedroom home offers a lovely sense of space and tranquillity. The property is immaculate throughout, with a bright and airy feel, well-proportioned living accommodation and a comfortable, homely finish. Being on the ground floor is an added benefit, with easy access and a peaceful outlook making this a particularly appealing home.

Outdoor Space

The property benefits from a private outside area and direct access to the well-maintained communal grounds. A nearby gated entrance provides an additional and convenient route in and out, making day-to-day access particularly easy.

The Area

Ideally positioned just a short walk from the high street and the heart of Cheam Village, this property enjoys all that this popular area has to offer. Cheam combines a strong sense of community with the charm of Surrey and the convenience of Greater London, offering excellent schools, transport links and beautiful green spaces. The Village centre provides a great selection of pubs, restaurants and everyday amenities, with Waitrose, Caffè Nero, Prezzo and Pizza Express all within easy reach. Cheam Station also offers regular services into Victoria and London Bridge, making it an ideal location for commuters.

Why You Should View

Downsizing made easy, with a spacious and light-filled home in the heart of Cheam Village, offering excellent condition throughout and direct access to the communal grounds.

Features

Ground Floor - Direct Access To Patio - One Bedroom - Desirable corner plot - Fob Entrance - Immaculate - Long Lease - Shower Room – Over 55 Only

Benefits

No Onward Chain - Large corner plot - Moments from Shops and Transport - Moments of Park - Holistic Living With Outdoor Space

Local Transport

It's 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

EPC AND COUNCIL TAX

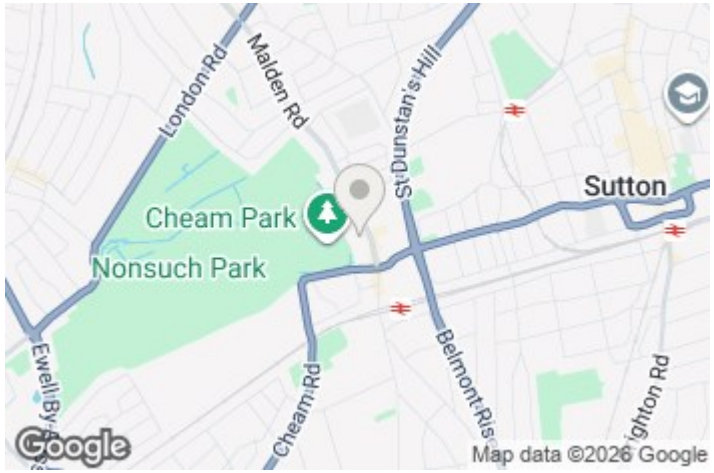
TBC and C

Lease and Maintenance

125 yrs from 2015 and £299 PCM.

Why Williams Harlow

From our prominent Cheam Village office 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. Our staff are highly trained and experts in their fields.



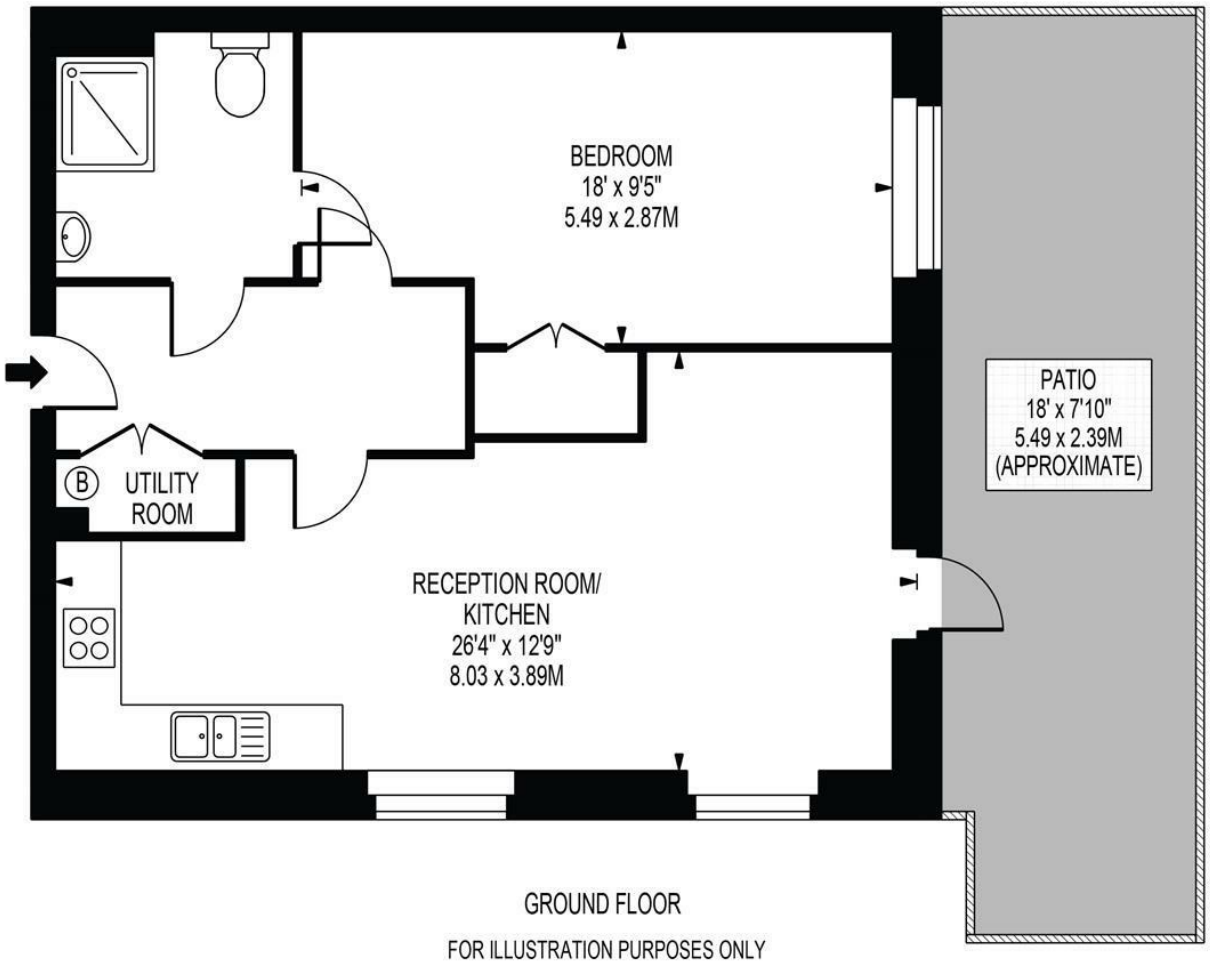
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MICKLEHAM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **594 SQ FT - 55.18 SQ M**



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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