



11 Fitznell Court, 15 Pond Hill Gardens, Cheam, SM3 8QN



Offers in excess of  
£395,000

WH WATSON HOMES  
Estate Agents

# 11 Fitznell Court

## 15 Pond Hill Gardens Cheam, CM3 8ON

Located in the charming Pond Hill Gardens, Cheam, Sutton, Fitznell Court presents an exceptional opportunity for those seeking a modern retirement living experience. This delightful house is designed specifically for individuals aged 55 and over, offering a perfect blend of independence and community.

Upon entering, you will find a fully fitted open-plan space that seamlessly combines the lounge, dining, and kitchen areas. This inviting layout is ideal for both entertaining guests and enjoying quiet evenings at home. The lounge area features doors that open onto a private balcony to take in the picturesque views of the beautifully maintained communal gardens.

The property boasts two well-proportioned bedrooms, ensuring comfort and tranquillity.

Fitznell Court is not just a residence; it is a community. The development features beautifully maintained communal gardens, perfect for leisurely strolls or quiet moments outdoors, allowing residents to connect with nature and enjoy the fresh air. Additionally, on-site parking is available, making accessibility for both residents and visitors a breeze.

### Accommodation

Security phone entry system, door into communal hallway. Lift and stairs to 1st floor.

### Entrance Hall

Modern electric heater, emergency alarm, large utility cupboard with heating system and space and plumbing for washing machine/dryer, large built-in storage cupboard, with laminate flooring, double glazed window to side aspect

### Open plan Living Dining Room and Kitchen

### Kitchen

Range of modern gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel one and a half bowl sink with chrome mixer tap, integrated oven and electric hob with chrome extractor hood above, integrated fridge freezer, double glazed window to side aspect, laminate flooring





**Living Dining Room**  
Electric heater, laminate flooring, double glazed window to front aspect, double glazed window and patio door leading out to private balcony



**Bedroom One**  
Electric heater, fitted carpet, double glazed window to side aspect, door into....

**Ensuite Bathroom (also accessible from Hallway)**

Bath with cream taps and shower screen, thermostatic shower, WC, pedestal wash hand basin with chrome mixer tap, shaver point, modern electric heater, anti slip flooring, tiled walls, extractor fan

**Bedroom Two**  
Modern electric heater, fitted carpet, double glazed window to side aspect.

**Private Balcony overlooking communal gardens**

**Communal Facilities**

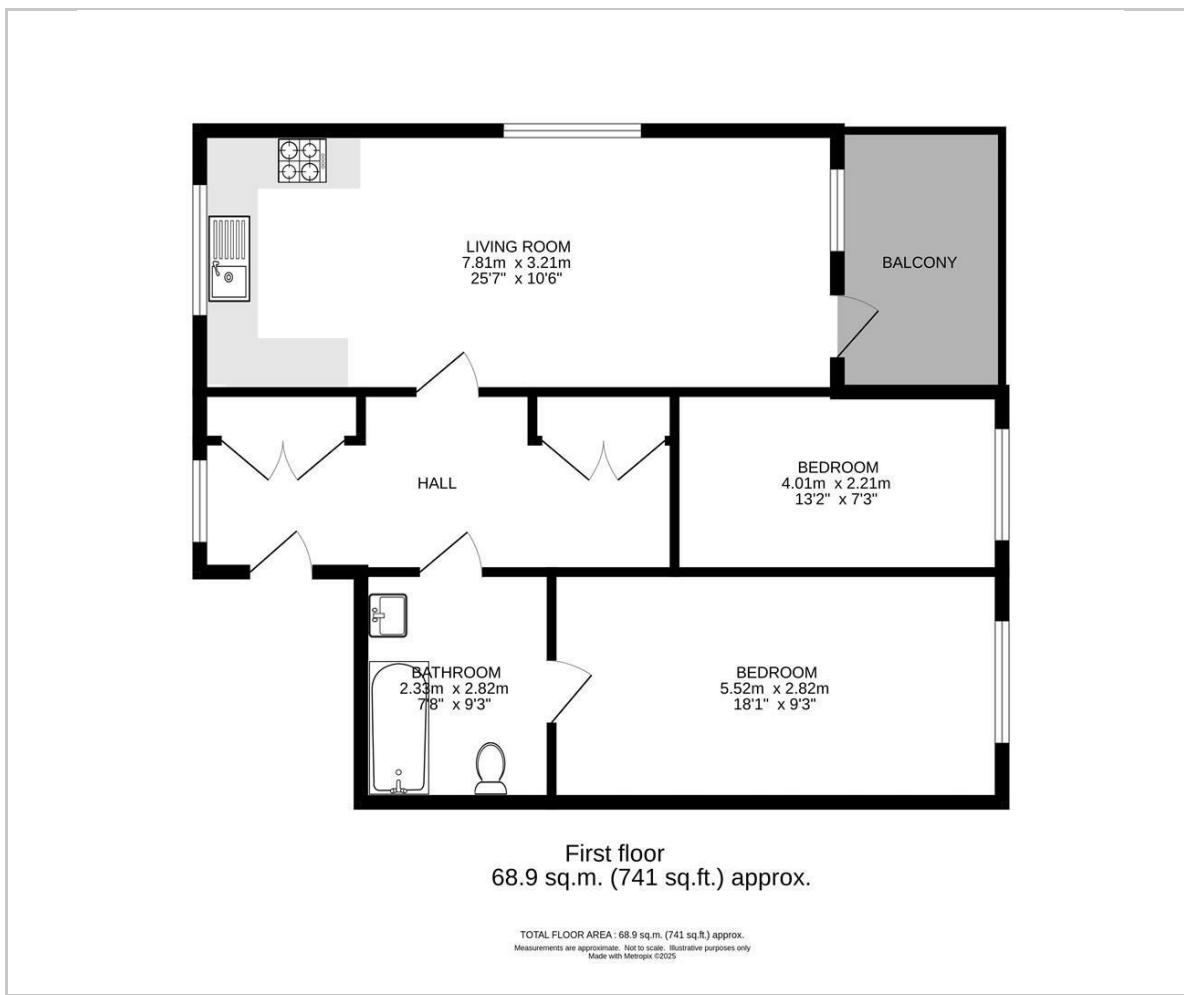
**Communal Lounge**  
**Guest Room**  
Large Communal garden and patio/seating area  
Residents Parking



#### **BUYER'S INFORMATION**

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan

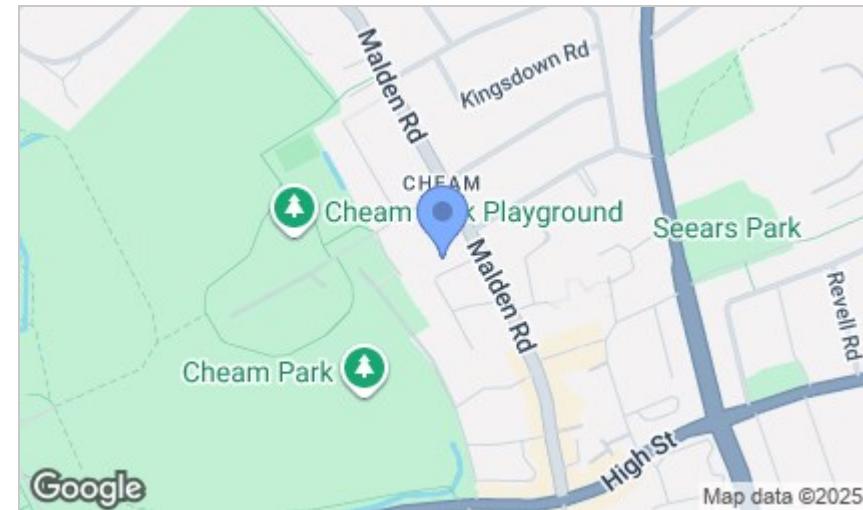


## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

