

UPPER MULGRAVE ROAD, CHEAM SM2 7AY

GUIDE PRICE £600,000

SITUATED WITHIN HORIZON COURT ON UPPER MULGRAVE ROAD, THIS SPACIOUS TWO-BEDROOM TOP FLOOR APARTMENT OFFERS WELL-PROPORTIONED ACCOMMODATION AND EXCELLENT LIVING SPACE, TOGETHER WITH LIFT ACCESS AND A HIGHLY CONVENIENT LOCATION MOMENTS FROM CHEAM VILLAGE AND CHEAM STATION.

THE PROPERTY FEATURES A WELCOMING ENTRANCE HALL LEADING TO A PARTICULARLY IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING ROOM, CREATING A GENEROUS AND VERSATILE SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE KITCHEN IS WELL APPOINTED WITH A GOOD RANGE OF FITTED UNITS AND WORK SURFACES, WITH AMPLE ROOM FOR A DINING TABLE AND COMFORTABLE SEATING AREA.

THERE ARE TWO WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM A WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM. THE SECOND BEDROOM IS ALSO A GENEROUS SIZE AND IS SERVED BY A SEPARATE FAMILY BATHROOM.

BEING SITUATED ON THE TOP FLOOR AND SERVICED BY A LIFT, THE APARTMENT OFFERS A GOOD DEGREE OF PRIVACY TOGETHER WITH A PRACTICAL AND WELL-PLANNED LAYOUT. THE GENEROUS PROPORTIONS THROUGHOUT MAKE THIS AN APPEALING HOME FOR A RANGE OF BUYERS.

THE LOCATION IS A PARTICULAR HIGHLIGHT, BEING JUST MOMENTS FROM THE AMENITIES OF CHEAM VILLAGE, INCLUDING ITS INDEPENDENT SHOPS, CAFÉS AND RESTAURANTS, WITH CHEAM STATION ALSO CLOSE BY FOR COMMUTER CONNECTIONS.

AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS TWO-BEDROOM APARTMENT WITH GENEROUS OPEN-PLAN LIVING ACCOMMODATION IN A HIGHLY CONVENIENT CHEAM LOCATION.

- ALLOCATED PARKING SPACE
- SPACIOUS TWO-BEDROOM TOP FLOOR APARTMENT SERVICED BY A LIFT
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING ROOM
- WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- COUNCIL TAX BAND: E
- EPC RATING: C

