



HUNTERS[®]

HERE TO GET *you* THERE

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Queensfield Court, London Road, Cheam

£320,000

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934 YEARS REMAINING ON LEASE + GARAGE & GATED RESIDENTS' PARKING! - This charming ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for professionals, retired occupiers, or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a refitted kitchen, which is both modern and functional, making meal preparation a delight. The refitted bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property are the lovely communal grounds, providing a serene outdoor space for residents to enjoy. Additionally, the flat comes with a garage and residents' parking, offering convenience and peace of mind for those with vehicles.

With a very long lease, this property presents an excellent opportunity for those looking to invest in a home that promises both comfort and longevity.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com

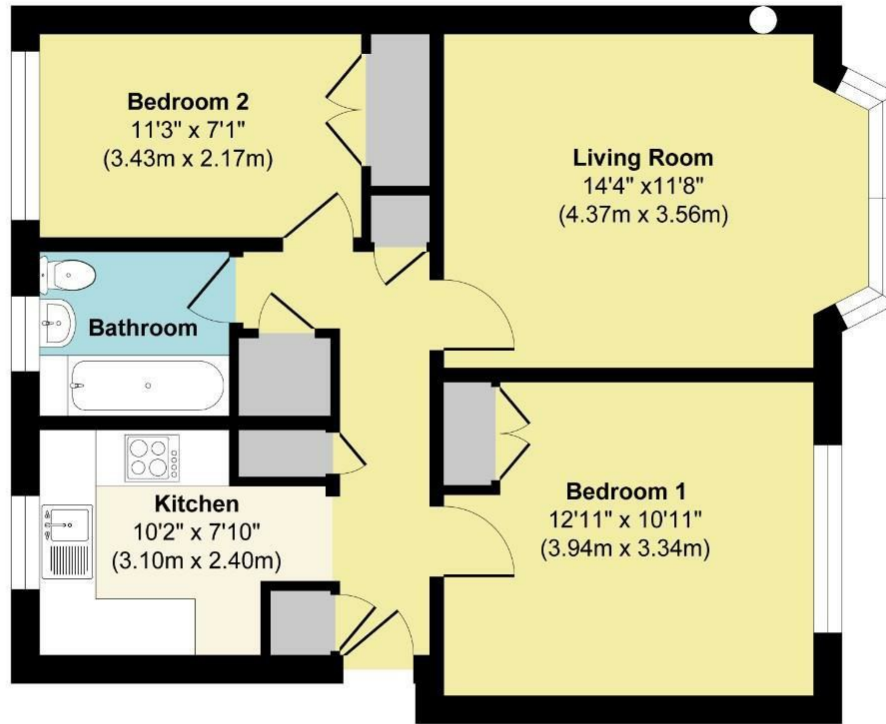


KEY FEATURES

- NO ONWARD CHAIN
- RE-FITTED KITCHEN & BATHROOM
- BUILT IN CUPBOARDS & WARDROBES
 - GAS CENTRAL HEATING
- 934 YEARS REMAINING ON LEASE
 - GARAGE IN BLOCK
 - RESIDENTS PARKING
 - GROUND FLOOR





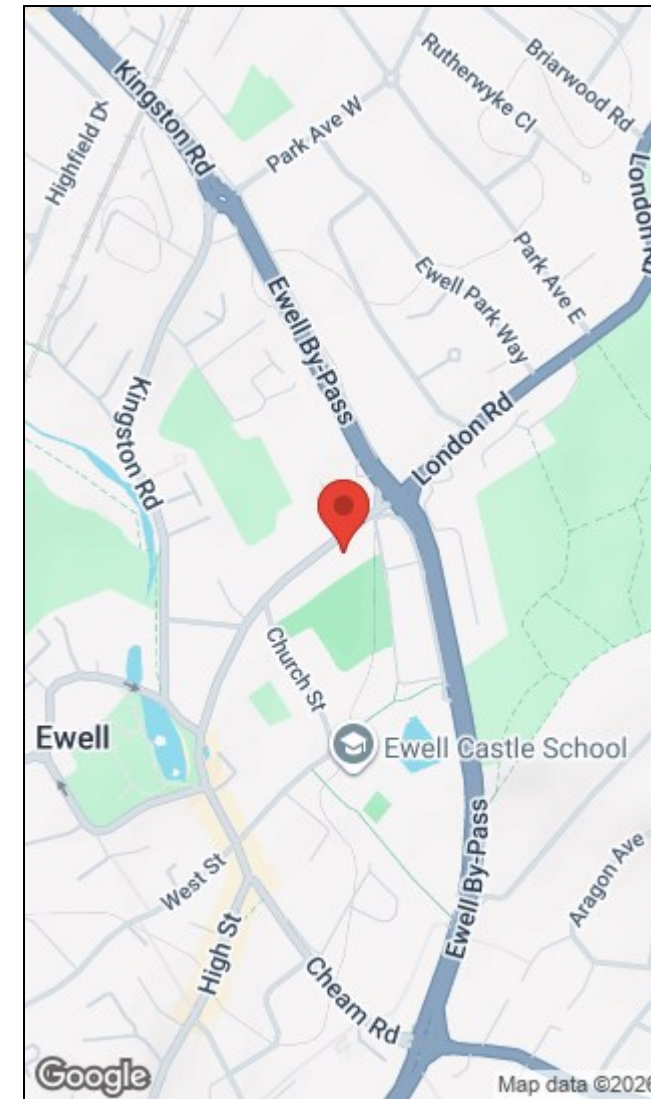


Floor Plan

Approx. Gross Internal Floor Area 620 sq. ft / 57.58 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		72	
	61		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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