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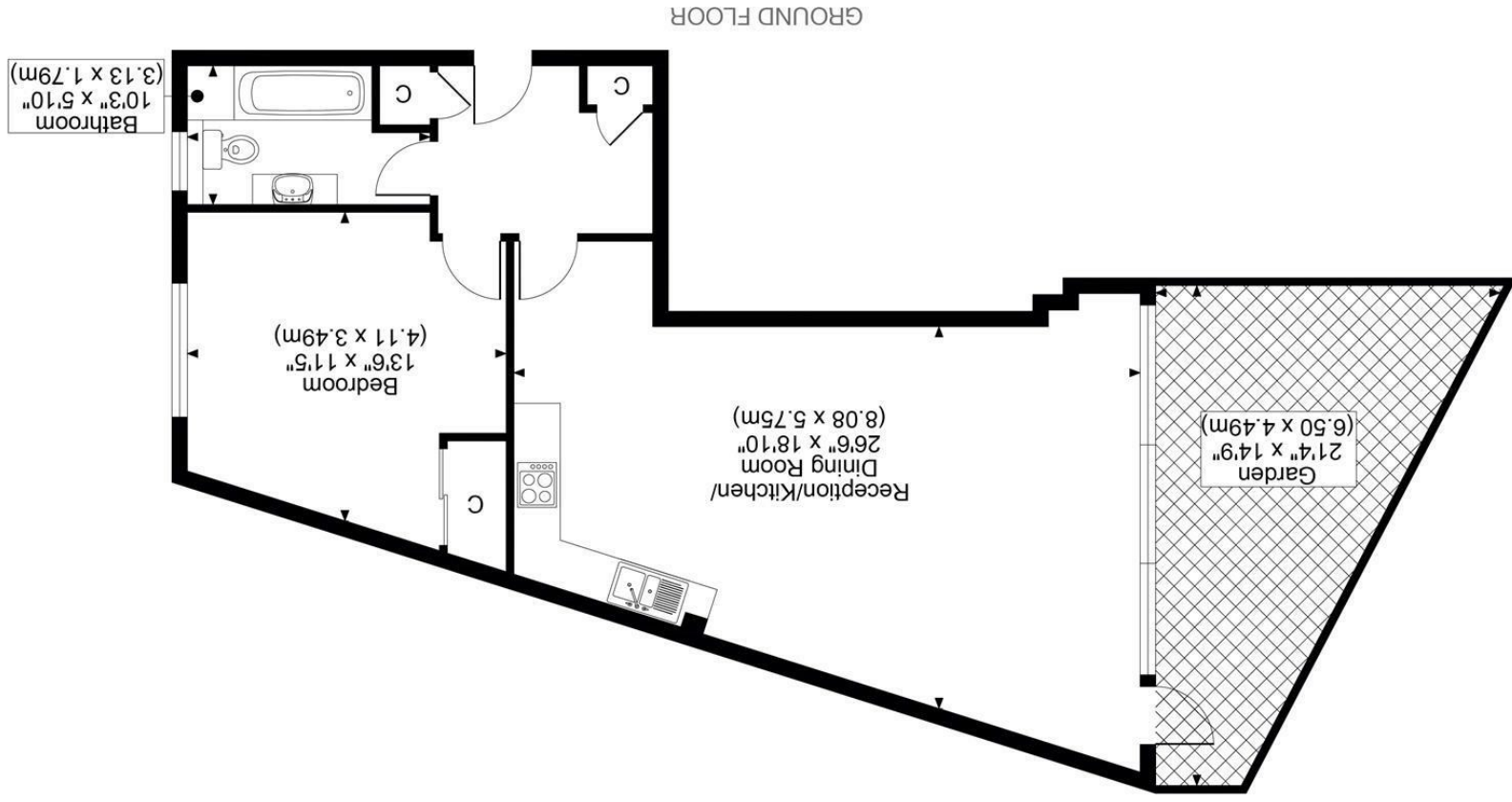
RICS

The Property Ombudsman

CHRISTIES

optica  
 optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



VILLAGE COURT, PARK ROAD, SM3  
 TOTAL APPROX FLOOR PLAN AREA 726 SQ.FT (67 SQ.M)



CHRISTIES



# PARK ROAD, SUTTON SM3 8PY

OFFERS IN EXCESS OF £280,000

**\*\*CHAIN FREE\*\*** WELCOME TO THIS CHARMING GROUND FLOOR APARTMENT LOCATED ON PARK ROAD IN THE PICTURESQUE CHEAM VILLAGE.

THIS DELIGHTFUL PROPERTY BOASTS A COSY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. THE APARTMENT FEATURES ONE SPACIOUS BEDROOM, IDEAL FOR A PEACEFUL NIGHT'S SLEEP. YOU WILL ALSO FIND A MODERN BATHROOM, OFFERING BOTH STYLE AND CONVENIENCE.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS ITS PRIVATE GARDEN, PROVIDING A TRANQUIL OUTDOOR SPACE TO ENJOY A MORNING COFFEE OR UNWIND AFTER A LONG DAY. THE GATED DEVELOPMENT ENSURES SECURITY AND PRIVACY, GIVING YOU PEACE OF MIND.

CONVENIENCE IS KEY WITH ALLOCATED PARKING, MAKING COMING HOME A BREEZE. BEING WITHIN WALKING DISTANCE TO CHEAM VILLAGE MEANS YOU HAVE EASY ACCESS TO LOCAL AMENITIES, CHARMING CAFES, AND QUAIN T SHOPS.

DO NOT MISS THE OPPORTUNITY TO MAKE THIS LOVELY APARTMENT YOUR NEW HOME. CONTACT US CHRISTIES CHEAM ON 0208 770 1625 TO ARRANGE A VIEWING AND EXPERIENCE THE BEAUTY OF LIVING IN CHEAM VILLAGE FIRSTHAND.

107 YEAR LEASE.  
GROUND RENT £350 PA  
SERVICE CHARGE £3190 PA

- NO ONWARD CHAIN
- GATED DEVELOPMENT
- ALLOCATED PARKING
- VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC BAND C

