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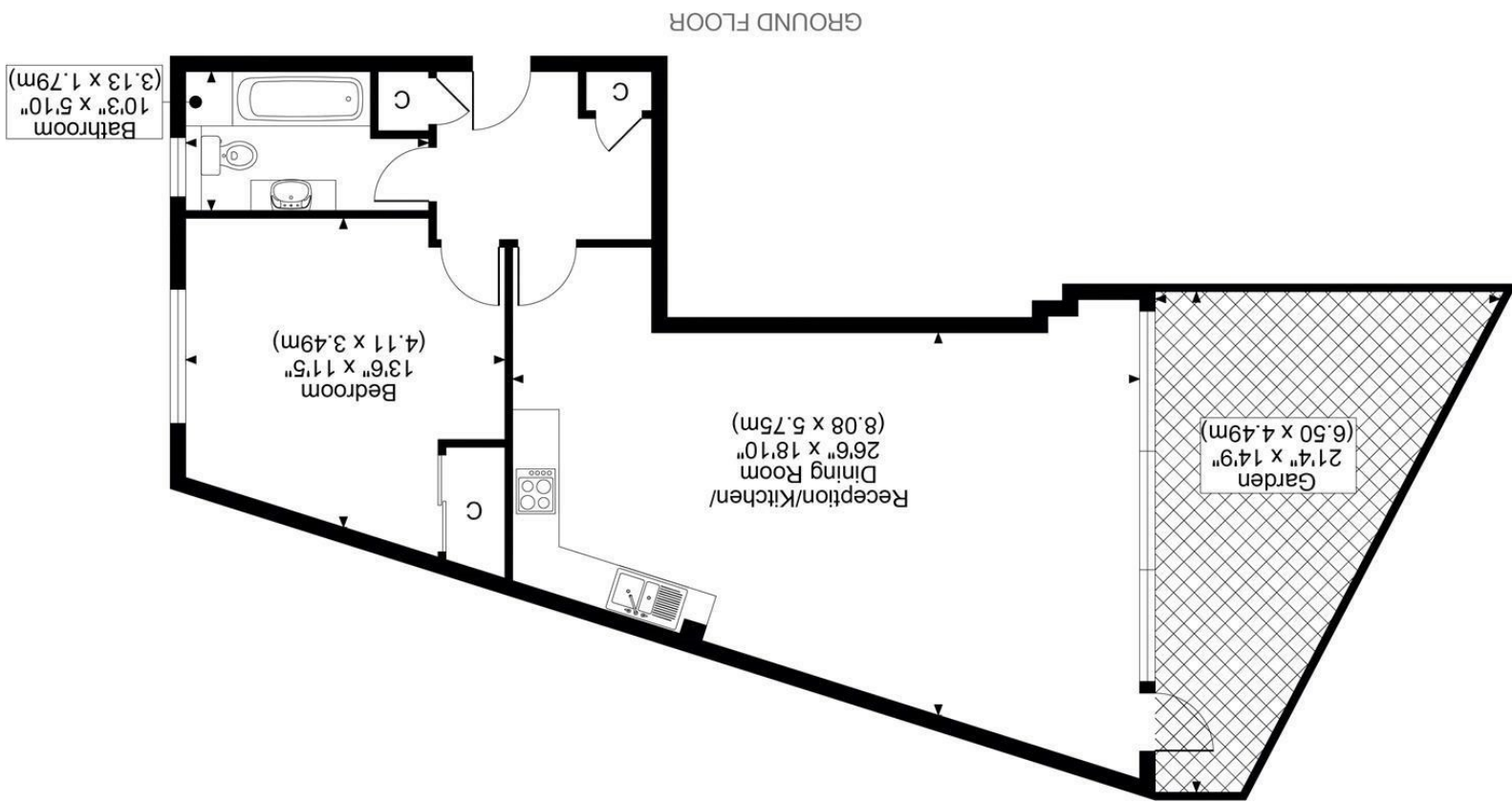
RICS

The Property
Ombudsman

CHRISTIES

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MEDA
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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, CHEAM VILLAGE SM3 8PY

GUIDE PRICE £270,000

****GUIDE PRICE £270,000-280,000**CHAIN FREE****
WELCOME TO THIS CHARMING GROUND-FLOOR APARTMENT, IDEALLY POSITIONED WITHIN A SOUGHT-AFTER GATED DEVELOPMENT ON PARK ROAD, IN THE HEART OF THE HIGHLY DESIRABLE CHEAM VILLAGE.

OFFERING A WONDERFUL COMBINATION OF PRIVACY, CONVENIENCE AND LOW-MAINTENANCE LIVING, THIS DELIGHTFUL APARTMENT IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS.

THE PROPERTY FEATURES A WELCOMING RECEPTION ROOM, A WELL-PROPORTIONED BEDROOM, MODERN BATHROOM AND A PRACTICAL LAYOUT DESIGNED FOR COMFORTABLE EVERYDAY LIVING.

A PARTICULAR HIGHLIGHT IS THE PRIVATE GARDEN, PROVIDING A PEACEFUL AND SECLUDED OUTDOOR RETREAT – PERFECT FOR ENJOYING A MORNING COFFEE, DINING AL FRESCO, ENTERTAINING GUESTS OR SIMPLY UNWINDING IN YOUR OWN PRIVATE SPACE. THIS IS A FANTASTIC FEATURE AND A RARE BENEFIT FOR AN APARTMENT.

SET WITHIN A SECURE GATED DEVELOPMENT, THE PROPERTY OFFERS AN ADDED SENSE OF PRIVACY AND PEACE OF MIND, WHILE AN ALLOCATED PARKING SPACE PROVIDES FURTHER CONVENIENCE.

THE LOCATION IS ANOTHER MAJOR ATTRACTION. SITUATED ON PARK ROAD IN CHEAM VILLAGE, YOU ARE PERFECTLY PLACED TO ENJOY A FANTASTIC SELECTION OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY AMENITIES, ALL WITHIN EASY REACH.

- NO ONWARD CHAIN
- GATED DEVELOPMENT WITH ALLOCATED PARKING
- EXCLUSIVE PRIVATE GARDEN
- PRIME VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC BAND C

