



Yardley Court Hemingford Road

Cheam Sutton, SM3 8HL

Guide price £350,000



2



1



1

Yardley Court Hemingford Road Cheam Sutton, SM3 8HL

Watson Homes are delighted to present this spacious ground floor apartment, ideally located within a highly sought-after development in Cheam. The well-appointed accommodation comprises two generous double bedrooms, a well-proportioned lounge, a fitted kitchen, and a bathroom.

Further benefits include a 900+ year lease, residents' parking, beautifully maintained communal grounds, a garage en bloc, and the advantage of being offered with NO ONWARD CHAIN.

The property is perfectly suited to both families and commuters. It falls within the catchment area of several highly regarded schools and is conveniently located within walking distance to Nonsuch Park, North Cheam and a short distance to Cheam Village and Worcester Park, all of which offer a wide range of amenities including shops, cafés, and restaurants.

Transport links are excellent, with Cheam, Stoneleigh, and Worcester Park railway stations all easily accessible, in addition to a variety of bus routes providing connections to Epsom, Kingston, Sutton, and Morden.

Accommodation

Security entry phone system and door to...

Communal entrance

Wooden front door to...

Entrance hall

Fitted storage cupboards (one housing hot water tank), wall mounted entry phone.

Lounge/diner

UPVC double glazed bay window to front aspect and feature port hole window at side, fireplace with brick surround

Kitchen

Range of fitted wall units with matching





cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for fridge and freezer, space and plumbing for washing machine, tiled splash back, UPVC double glazed window to rear aspect (overlooking well kept communal grounds).

Bedroom one
UPVC double glazed window to front aspect, fitted wardrobes and dressing table.



Bedroom two
UPVC double glazed window to rear aspect (overlooking well kept communal grounds) and feature port hole window at side, built in wardrobe.

Bathroom
Tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome taps, tiled walls, obscure UPVC double glazed window to rear aspect.

Separate WC
Consisting of low-level push button flush WC and obscure double glazed window to rear.



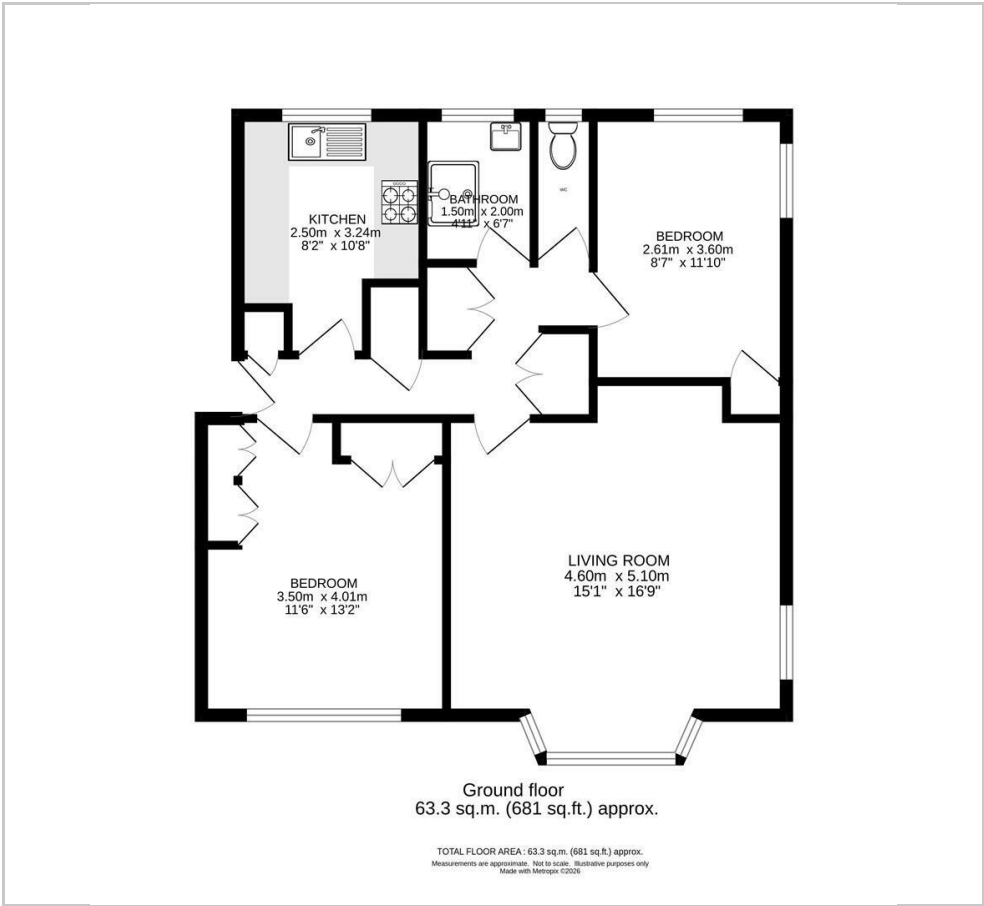
Outside
Well kept communal grounds, residents parking.

Garage en bloc
Up/over door at front.

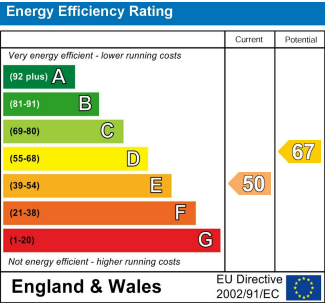
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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



Additional information



Viewing

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

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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