



Flat 8, Farriers Court Forge Lane, Cheam, Sutton, SM3 8SN



Guide price £395,000

WH WATSON HOMES
Estate Agents

A NEWLY EXTENDED LEASE OF 999 YEARS OFFERED UPON COMPLETION. Located in the heart of Cheam, this charming split-level retirement apartment offers a serene and comfortable living experience. With two well-proportioned bedrooms and two bathrooms, this property is designed to cater to the needs of those seeking a peaceful retirement lifestyle.

The apartment boasts a spacious reception room with a balcony. The well-maintained communal gardens provide a delightful outdoor space, allowing residents to enjoy the beauty of nature right at their doorstep. The property also benefits from a share of the freehold.

Conveniently located near to Cheam Railway Station and local bus routes including SL7.

This retirement property is ideal for those looking to enjoy a tranquil lifestyle while still being close to local amenities. With its blend of comfort, convenience, and community, this apartment is a wonderful opportunity for anyone seeking a retirement home in a picturesque village setting.

Accommodation

Hallway

Four doors leading into kitchen, toilet and shower room, bedroom, plus doors to storage cupboard, cupboard housing the hot water tank, fitted carpets and wall mounted Economy 7 heater.

Lounge

Fitted carpet, wall mounted Economy 7 heater, double glazed window, door leading onto the balcony overlooking communal gardens.

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, cream tiled splashback, double glazed window, built-in electric oven, electric hob, washing machine, wall mounted Economy 7 heater, stone-effect lino flooring.

Bedroom two (first floor)

Fitted carpet, built-in wardrobe, wall mounted Economy 7 heater, UPVC double glazed window

Shower room

Double shower enclosure with mixer tap and shower head, tiled walls, heated towel rail, tiled flooring, low level flush wc, wash basin with chrome mixer tap, wall mounted mirrored cabinet

Main Bedroom (second floor)

Fitted carpet, built-in wardrobes, built-in storage, wall mounted Economy 7 heater, two brand new Velux window units with blinds.

Bathroom

Bathtub with overhead shower, pedestal wash basin with two chrome taps, low level push button wc, tiled flooring, part tiled walls, new Velux window unit with blind.

Certification and Recent Works

An Electrical Installation Certificate is available for the new main fuse board, which was installed approximately one year ago.

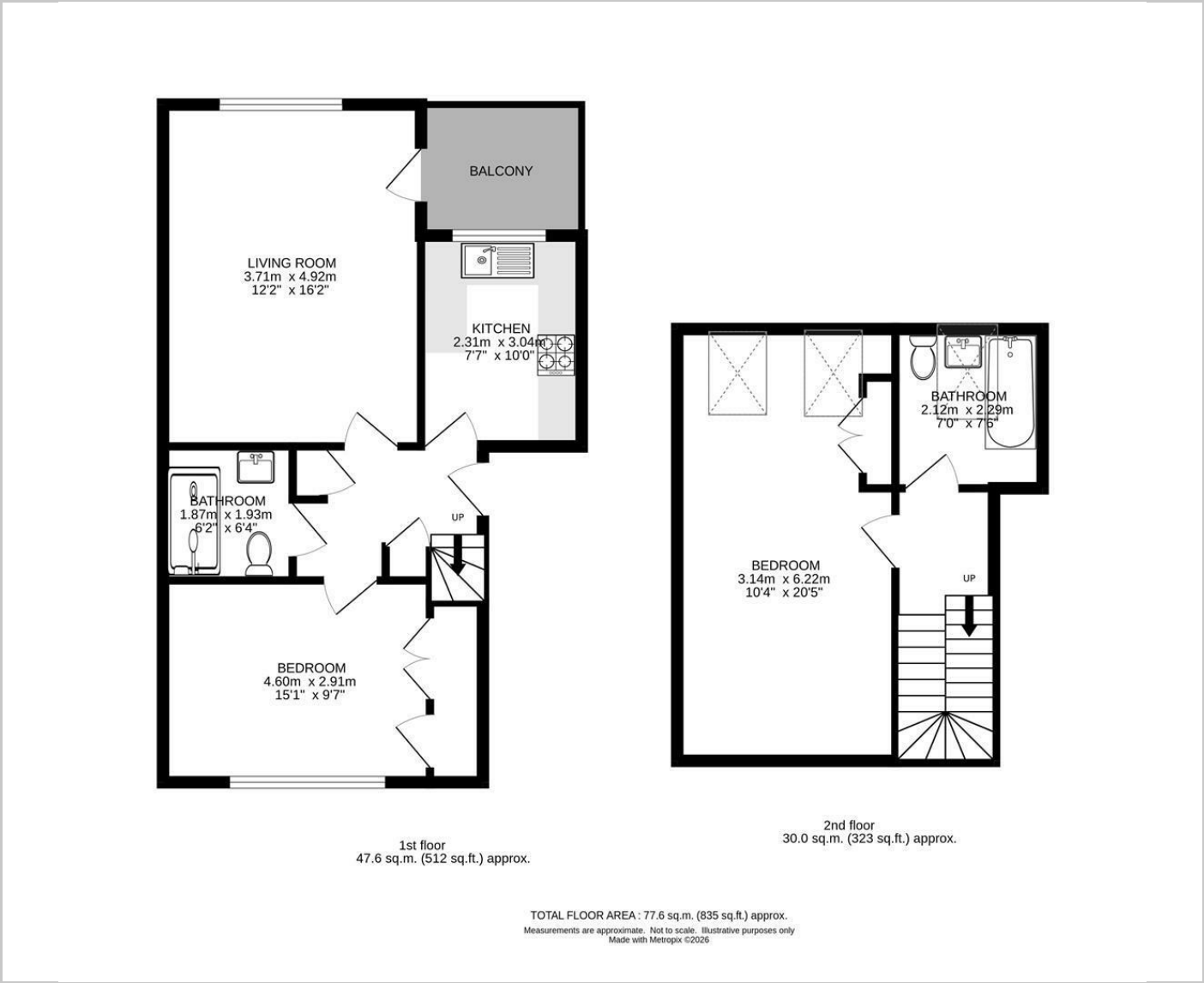
In addition, the three rooflight windows have been renewed to a high standard within the last month. A FENSA certificate and accompanying guarantee are available for the prospective buyer.

BUYER’S INFORMATION

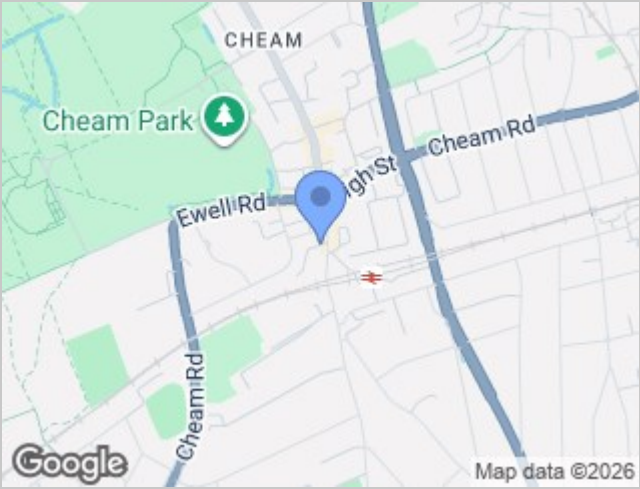
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Floor Plans



Area Map



Energy Performance Graph

