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Yardley Court,

SM3 8HL

£350,000



Set within the popular Yardley Court development in the heart of North Cheam, this exceptional two-bedroom first-floor apartment has been remodelled throughout to an impressive standard, offering stylish and contemporary living in a highly convenient location.

The bright and spacious reception room is flooded with natural light from a large bay window and benefits from hardwood flooring, an attractive feature fireplace, and useful built-in storage within the alcoves. The recently fitted kitchen has been thoughtfully designed with a range of neutral wall and base units, complemented by hardwood worktops, tiled flooring, integrated appliances and the added luxury of underfloor heating. Both bedrooms are comfortable doubles with built-in storage, while the spacious family bathroom is finished with a contemporary white suite, fully tiled walls and flooring, a shower over the bath, and underfloor heating. Further benefits include one residents' parking permit, an additional visitor permit, well-maintained communal gardens, a share of the freehold, and a long lease.

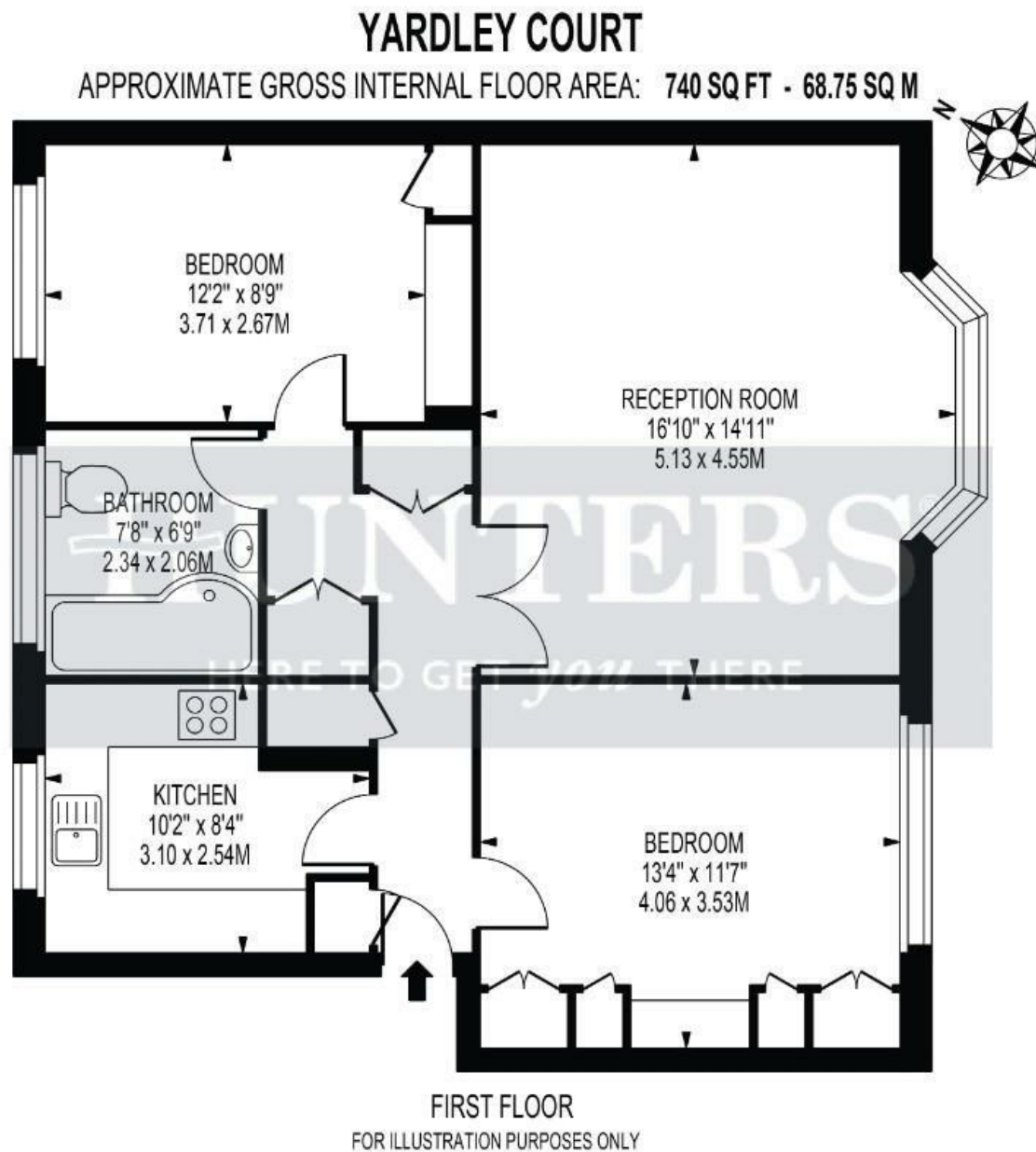
Yardley Court is ideally positioned for North Cheam's excellent selection of shops, cafés and everyday amenities. Worcester Park, Cheam and Stoneleigh stations are all within easy reach, providing regular services into London Waterloo and London Bridge, while nearby Morden Underground Station offers convenient access to the Northern Line. For motorists, the A3 provides swift routes into Central London and onwards to the M25.

Families are particularly well served by a number of highly regarded local schools, including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School, Cheam High School, Nonsuch High School for Girls, Sutton Grammar School and St Dunstan's Primary School. Beautifully presented throughout and ready to move straight into, this superb apartment represents an excellent opportunity for first-time buyers, downsizers and investors alike.





Tenure: Freehold
Council Tax Band: C



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Beautifully Remodelled Two Bedroom First Floor Apartment
- Finished To A High Standard
- Two Double Bedrooms With Storage
- One Residential One Visitor Parking
- Communal Gardens
- SHARE OF FREEHOLD
- Great Transport Links
- Underfloor Heating in Bathroom & Kitchen
- ** Guide Price £350,000 - £375,000 **

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.