

The PERSONAL Agent

Chelsea Gardens, Cheam

Guide Price £265,000

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- Chain free
- Purpose build apartment block
- Set within a cul de sac location
- Two well proportioned bedrooms
- Modern kitchen and bathroom
- Low monthly outgoings
- Long lease
- Allocated car parking spot
- Close proximity to Cheam Village and Sutton town centre
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this well presented two bedroom, first floor purpose built apartment, ideally situated within a quiet cul de sac. The property offers excellent access to both Cheam Village and Sutton town centre, providing a fantastic range of local amenities, shops, restaurants and transport links right on your doorstep.











Description

The property comprises a welcoming entrance hallway providing access to all rooms, a spacious reception room measuring approximately 17'2" x 10'10", and a separate fitted kitchen measuring approximately 10'7" x 6'2". There are two well proportioned bedrooms, with the principal bedroom measuring approximately 12'4" x 10'3" and a second bedroom measuring approximately 12'1" x 6'11". The accommodation is completed by a family bathroom with a fitted bath, wash hand basin and WC. The property further benefits from an allocated parking space for added convenience. Ideally suited to first time buyers, downsizers or investors, this well proportioned apartment offers comfortable living accommodation with excellent potential for a new owner to personalise and make their own.



The property is situated near both Sutton and Worcester Park town centres with its excellent shopping facilities, bars and restaurants. Morden tube station is 15 to 20 mins by bus and West Sutton mainline station is also nearby with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private. PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





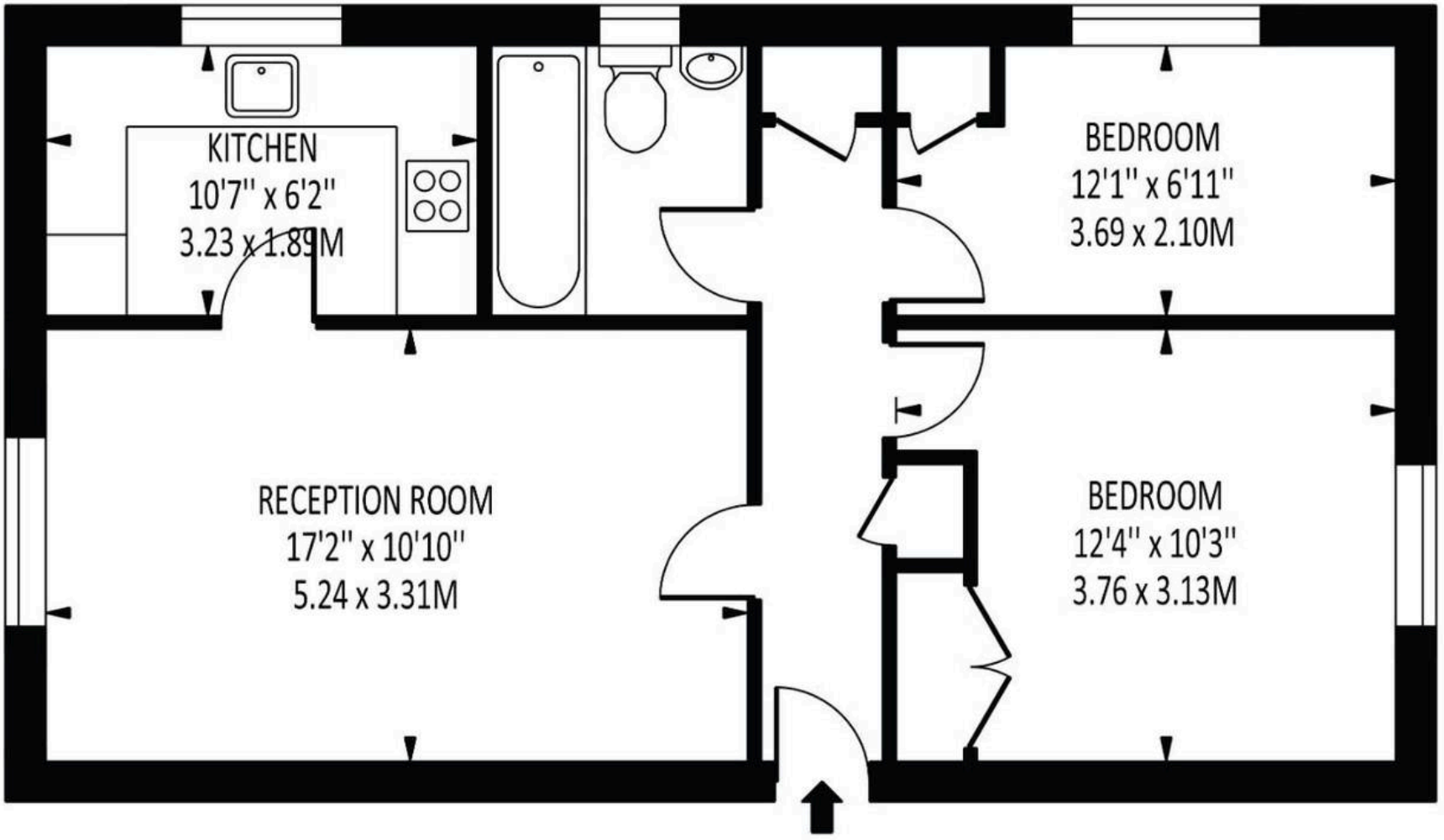




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Total Area: 570 SQ FT • 53.00 SQ M



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



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