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CHRISTIES

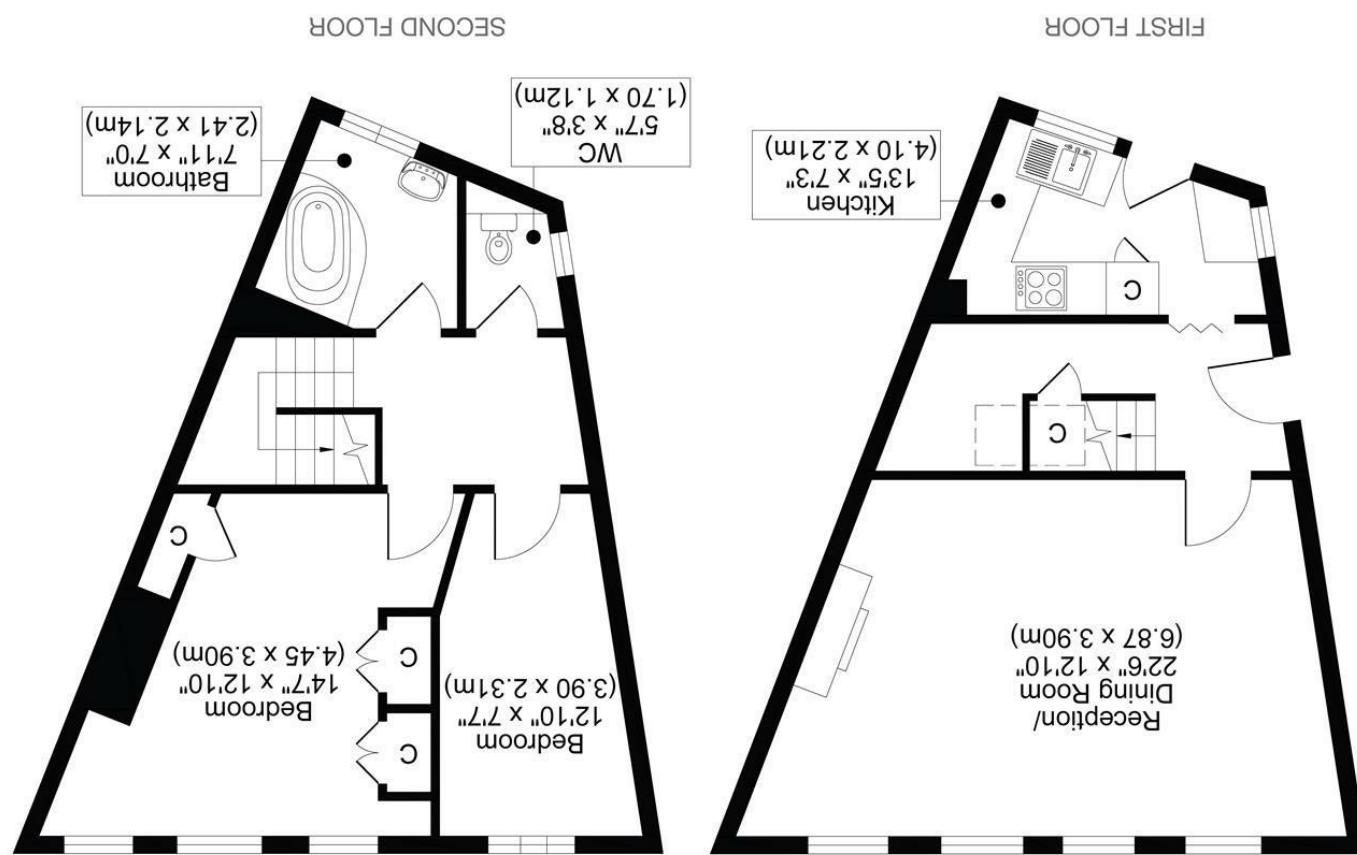
The Proper
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RICS

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OPTIC
MEDIA

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are
shown conveniently and are approximate only and cannot be regarded as being a representation
either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA 800 SQ.FT (74 SQ.M)

HIGH STREET, SM3



CHRISTIES



HIGH STREET, CHEAM VILLAGE SM3 8RL

GUIDE PRICE £300,000

GUIDE PRICE £300,000-325,000

NESTLED IN THE VIBRANT HEART OF CHEAM VILLAGE, THIS STUNNING TWO-BEDROOM SPLIT-LEVEL APARTMENT OFFERS A PERFECT BLEND OF MODERN LIVING AND CONVENIENCE. WITH ITS PRIME LOCATION ON THE HIGH STREET, RESIDENTS WILL ENJOY EASY ACCESS TO LOCAL AMENITIES, DELIGHTFUL SHOPS, AND THE NEARBY CHEAM STATION, MAKING COMMUTING A BREEZE. UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM THAT PROVIDES AMPLE SPACE FOR FAMILY GATHERINGS OR QUIET MOMENTS OF RELAXATION. THE LARGE WINDOWS ALLOW NATURAL LIGHT TO FLOOD THE ROOM, CREATING A WARM AND INVITING ATMOSPHERE. FROM HERE, YOU CAN STEP OUT ONTO YOUR BALCONY, AN IDEAL SPOT FOR ENJOYING A MORNING COFFEE OR UNWINDING AFTER A LONG DAY. THE APARTMENT FEATURES TWO WELL-PROPORTIONED BEDROOMS, PERFECT FOR A FAMILY OR PROFESSIONALS SEEKING A COMFORTABLE LIVING SPACE. THE BATHROOM IS CONVENIENTLY LOCATED, ENSURING THAT ALL YOUR NEEDS ARE MET WITHIN THIS CHARMING HOME.

ADDITIONALLY, THIS PROPERTY IS SITUATED WITHIN THE CATCHMENT AREA FOR OUTSTANDING SCHOOLS, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES. FOR THOSE WITH VEHICLES, PARKING CAN BE ARRANGED VIA A PERMIT IN THE CHEAM VILLAGE CAR PARK, PROVIDING PEACE OF MIND FOR RESIDENTS.

IN SUMMARY, THIS REMARKABLE FLAT NOT ONLY OFFERS A STYLISH LIVING SPACE BUT ALSO PLACES YOU AT THE CENTER OF A THRIVING COMMUNITY.

WITH ITS BLEND OF COMFORT, CONVENIENCE, AND ACCESS TO EXCELLENT LOCAL FACILITIES, THIS PROPERTY IS A MUST-SEE FOR ANYONE LOOKING TO EMBRACE THE CHEAM LIFESTYLE.

PEPPERCORN GROUND RENT.

151 YEAR LEASE REMAINING.

BUILDING INSURANCE £750.77 PER YEAR AS ADVISED BY VENDOR.

- SPACIOUS 2-BED DUPLEX APARTMENT
- CHEAM VILLAGE LOCATION
- LONG LEASE
- COUNCIL TAX BAND C
- EPC RATING C

