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RICS

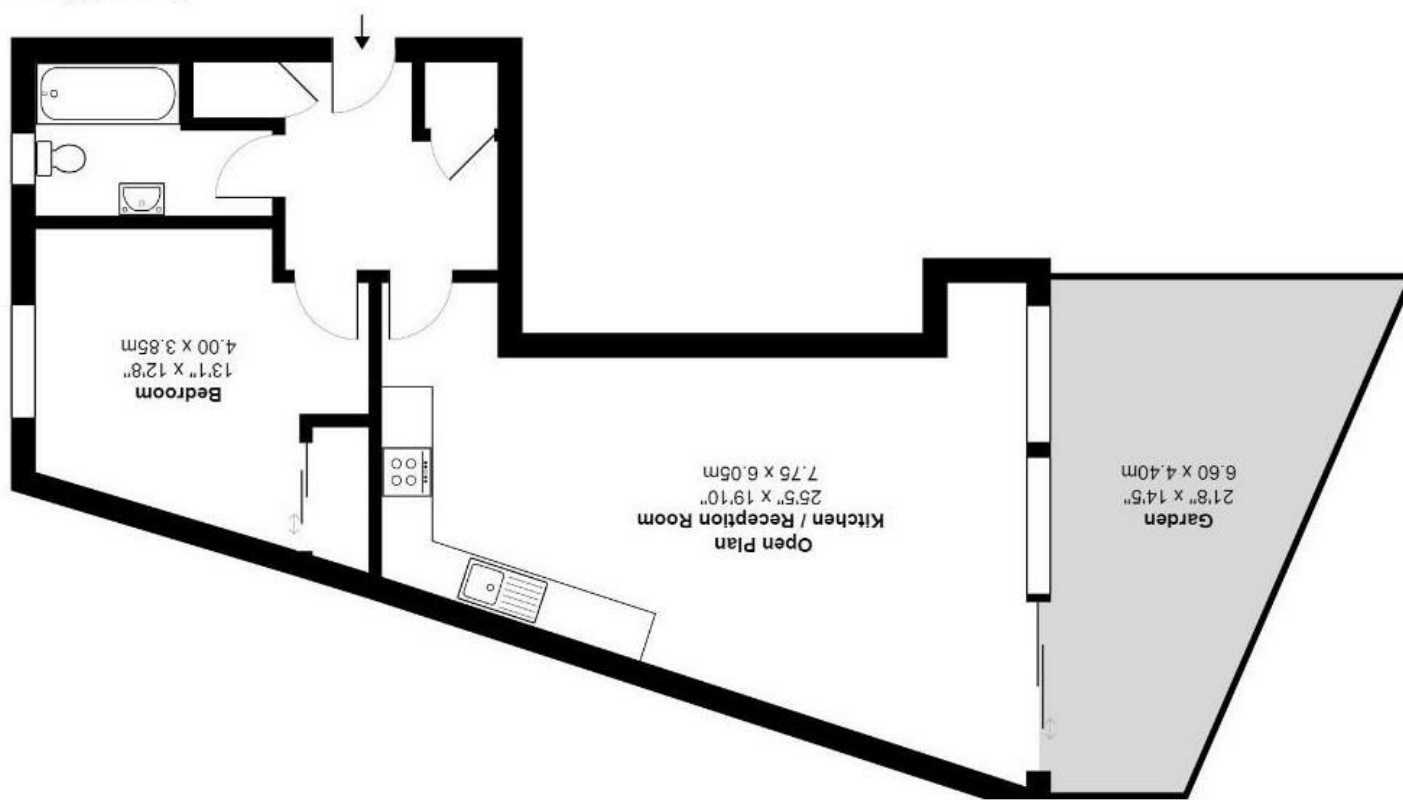
The Property Ombudsman

CHRISTIES

Village Court, 25a Park Road, Cheam, SM3
 Gross Internal Area 635sq ft / 58sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 fixtures fittings and any other data shown are an approximate indication for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omissions, mis-statement or use of data shown.
 Plan produced by Art Net Media - www.artnetmedia.uk

Ground Floor



CHRISTIES



PARK ROAD, SUTTON SM3 8PY

OFFERS IN EXCESS OF £280,000

WELCOME TO THIS CHARMING GROUND FLOOR APARTMENT LOCATED ON PARK ROAD IN THE PICTURESQUE CHEAM VILLAGE.

THIS DELIGHTFUL PROPERTY BOASTS A COSY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. THE APARTMENT FEATURES ONE SPACIOUS BEDROOM, IDEAL FOR A PEACEFUL NIGHT'S SLEEP. YOU WILL ALSO FIND A MODERN BATHROOM, OFFERING BOTH STYLE AND CONVENIENCE.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS ITS PRIVATE GARDEN, PROVIDING A TRANQUIL OUTDOOR SPACE TO ENJOY A MORNING COFFEE OR UNWIND AFTER A LONG DAY. THE GATED DEVELOPMENT ENSURES SECURITY AND PRIVACY, GIVING YOU PEACE OF MIND.

CONVENIENCE IS KEY WITH ALLOCATED PARKING, MAKING COMING HOME A BREEZE. BEING WITHIN WALKING DISTANCE TO CHEAM VILLAGE MEANS YOU HAVE EASY ACCESS TO LOCAL AMENITIES, CHARMING CAFES, AND QUAIN T SHOPS.

DO NOT MISS THE OPPORTUNITY TO MAKE THIS LOVELY APARTMENT YOUR NEW HOME. CONTACT US CHRISTIES CHEAM ON 0208 770 1625 TO ARRANGE A VIEWING AND EXPERIENCE THE BEAUTY OF LIVING IN CHEAM VILLAGE FIRSTHAND.

107 YEAR LEASE.
GROUND RENT £350 PA
SERVICE CHARGE £3190 PA

- NO ONWARD CHAIN
- GATED DEVELOPMENT
- ALLOCATED PARKING
- VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC BAND C

