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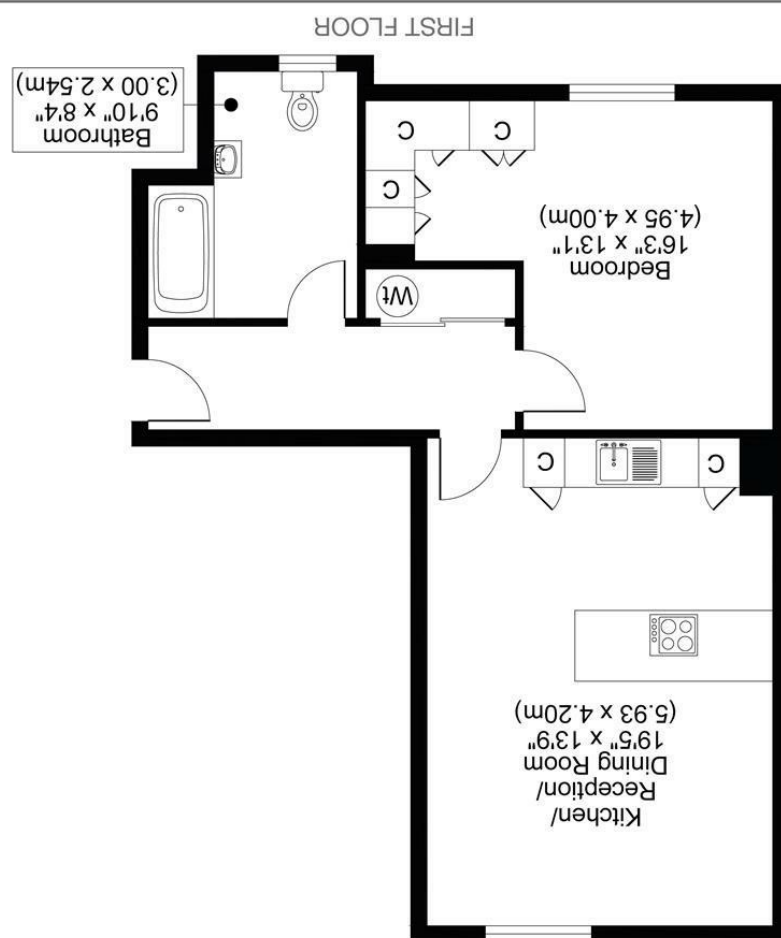
RICS

The Property Ombudsman

CHRISTIES

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



MALDEN ROAD, SM3 (FLAT 2)
 TOTAL APPROX FLOOR PLAN AREA 597 SQ.FT (55 SQ.M)



CHRISTIES



MALDEN ROAD, CHEAM SM3 8QW

PRICE £350,000

FIRST FLOOR

A STUNNING COLLECTION OF BRAND NEW LUXURY ONE, TWO AND THREE BEDROOM APARTMENTS SET WITHIN A SECURE GATED DEVELOPMENT AND IDEALLY LOCATED FOR CHEAM VILLAGE WITH ITS CHEAM'S MANY SHOPS, RESTAURANTS AND AMENITIES. CHEAM MAINLINE RAIL STATION IS ALSO CLOSE BY, OFFERING COMMUTERS A FREQUENT SERVICE INTO BOTH LONDON BRIDGE AND VICTORIA.

THESE WONDERFUL NEW APARTMENTS ARE BUILT TO A HIGH SPECIFICATION AND FEATURE STUNNING KITCHENS, CONTEMPORARY BATHROOMS AND FEATURES SUCH AS UNDERFLOOR HEATING, HEAT TO HEAT SYSTEMS WITH MECHANICAL VENTILATION AND HEAT RECOVERY, AND VIDEO ENTRY PHONE.

EVERY UNIT FEATURES TOP OF THE RANGE MAGNET KITCHENS ENHANCED WITH QUARTZ WORKTOPS AND QUARTZ SPLASHBACKS. FEATURING FULLY INTEGRATED APPLIANCES TO INCLUDE OVEN, MICROWAVE, FRIDGE FREEZERS, WASHING MACHINES, DISHWASHER, WINE COOLER AND INSTANT BOILING HOT WATER TAPS.

THE BATHROOMS ARE A STANDOUT FEATURE WITH MOST APARTMENTS HAVING FAMILY AND ENSUITE FACILITIES. THE STRIKING GEOMETRIC PATTERNS OF THE ITALIAN WALL TILES FOLLOW THE LATEST TRENDS IN BATHROOM DESIGN AND ARE COMPLEMENTED WITH BRASS HARDWARE. THIS THEME IS ECHOED IN THE ENSUITE'S AND IN VARIOUS AREAS THROUGHOUT THE APARTMENT DESIGN. ALL OF THE APARTMENTS FEATURE VICTORIAN STYLE INTERNAL FIRE DOORS, SLIDING SASH STYLE WINDOWS WITH ACOUSTIC GLASS AND AMTICO FLOORING.

THE APARTMENTS FEATURE NO GAS AND ARE ENERGY EFFICIENT WITH ALL UNITS HEATED VIA HEAT RECOVERY AND UNDERFLOOR HEATING WITH SOME UNITS BENEFITTING FROM SOLAR ENERGY. THE APARTMENTS ALSO BENEFIT FROM MECHANICAL VENTILATION AND ACOUSTIC GLAZING FOR COMFORT AND EFFICIENCY. ALL UNITS BENEFIT FROM EITHER TERRACES, PRIVATE GARDENS OR USE OF THE COMMUNAL GROUNDS. MOST UNITS BENEFIT FROM ALLOCATED PARKING EV CHARGING AVAILABLE, TO FURTHER ENHANCE THE DEVELOPMENTS GREEN CREDENTIALS. THESE NEWLY CONSTRUCTED APARTMENTS ALSO BENEFIT FROM A 10 YEAR BUILDING WARRANTY FOR ADDED PEACE OF MIND.

THE PROPERTIES ALL BENEFIT FROM BEING SHARE OF FREEHOLD, EACH WITH A 999 YEAR LEASE.

