

Farriers Court Cheam, Surrey SM3 8SN

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER a 2 bedroom apartment for the over 60's in a cul-de-sac location which rarely becomes available in the heart of Cheam Village. The property offers share of freehold and a garage. Also nearby amenities include, coffee shops, Waitrose, Sainsbury's, restaurants and mainline train station to Victoria within easy walking distance. The property is chain free.

£350,000 - Leasehold - Share of Freehold



COMMUNAL FRONT DOOR

Double glazed front door with outside entry phone system and stairs giving access to the:

FIRST FLOOR

Leading to:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Wall mounted storage heater. Cupboard housing electric fuse board and cupboard housing hot water tank. Coving. Staircase with balustrade giving access to the second floor.

RECEPTION ROOM

4.90m x 3.48m (16'1 x 11'5)

Rear aspect double glazed window. Double glazed side door to the balcony all overlooking the communal gardens.. Coving. 2 x wall mounted storage heaters.

KITCHEN

3.00m x 2.16m (9'10 x 7'1)

Double glazed window to rear aspect. 1 1/2 stainless steel sink unit. Range of eye and low level units. Wooden work surfaces. Fitted electric hob with extractor above. Double electric fitted oven. Spaces for washing machine and fridge freezer. Wall mounted electric heater. Vinyl flooring and part tiled walls. Downlighters

BEDROOM TWO

4.11m x 2.84m (13'6 x 9'4)

Measured to the mirror fronted fitted wardrobes. Front aspect double glazed window. Wall mounted electric heater.

RE-FITTED LUXURY BATHROOM

Large walk in shower unit with power shower. Vanity sink unit. Low level WC. Stainless steel heated towel rail. Downlighters. Extractor. Fully tiled walls and tiled floor.

SECOND FLOOR ACCOMMODATION

LANDING AREA

Access to loft.

MASTER BEDROOM

6.17m x 3.56m (20'3 x 11'8)

Velux window to rear aspect. Front and rear eaves storage. Wall mounted electric heater.

BATHROOM

Panel bath with shower attachment. Low level WC. Vanity sink unit. Extractor. Tiled walls. Velux window to rear aspect.

OUTSIDE

COMMUNAL GARDENS

PARKING

1 parking space.

GARAGE

Single garage located in nearby block.

LEASE

TO BE CONFIRMED.

MAINTENANCE CHARGES

TO BE CONFIRMED.

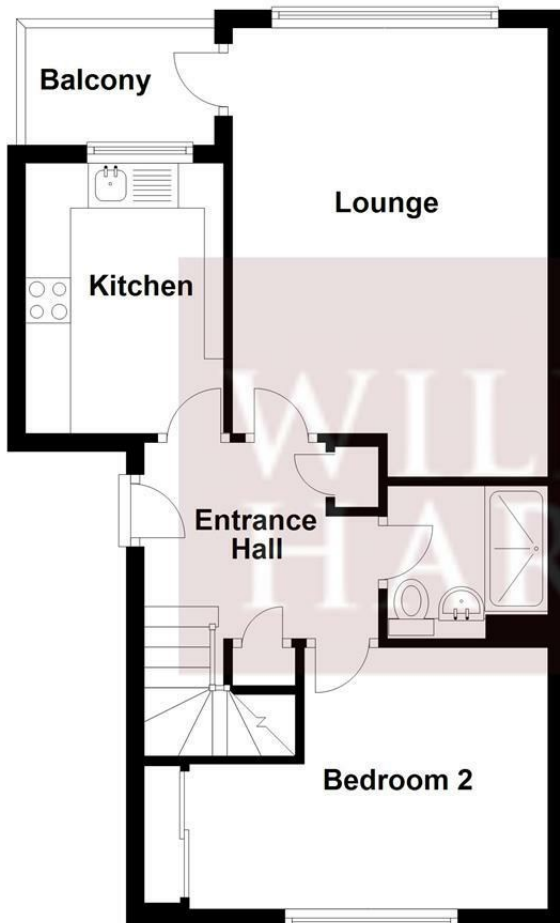
GROUND RENT

TO BE CONFIRMED.



First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



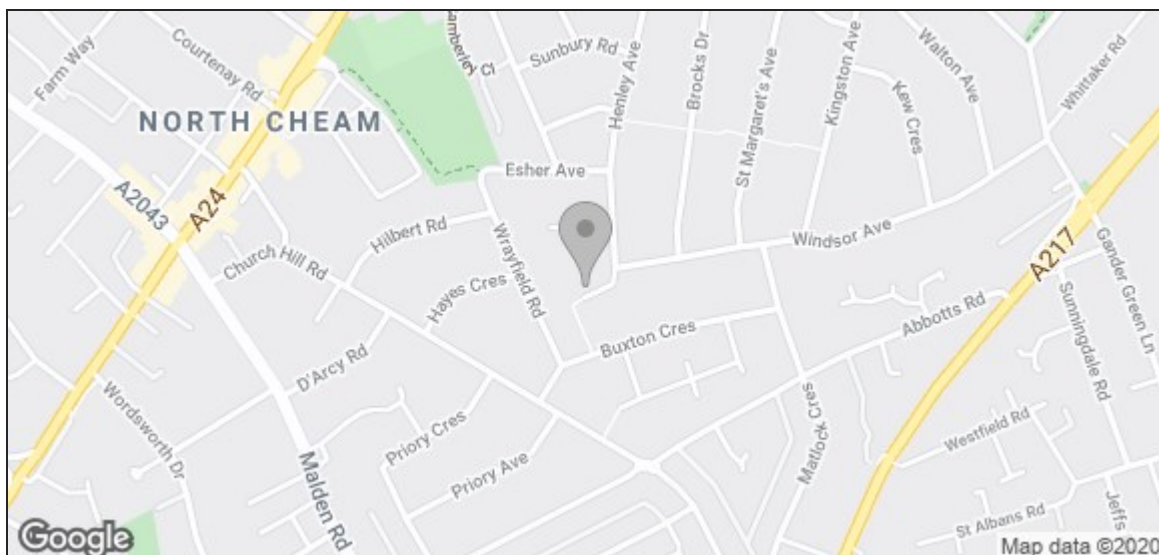
Second Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



| Energy Efficiency Rating | | | |
|---|--|---------|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 75 |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 54 | 58 |
| England & Wales EU Directive 2002/91/EC | | | |