



Cheam Mansions, Cheam



£349,950

Leasehold

- Two Double Bedrooms
- Ground Floor Apartment
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Spacious Bathroom
- Communal Gardens
- Close to Cheam Village Station



Situated in a highly sought after mansion block just a stone's throw from Cheam Village centre and railway station is this much larger than average, two double bedroom ground floor apartment.

The property offers a large kitchen / breakfast room with a recessed space in the chimney breast providing the perfect space for the oven, while there are windows to two aspects allowing in plenty of natural light. The lounge / dining room is also double aspect and measures over 16 x

15ft, the focus of which is a recently fitted, stylish fireplace.

There are two generously proportioned double bedrooms; the master bedroom measures over 15 x 11ft and the second bedroom almost 12 x 11ft.

Early viewing of this characterful, spacious apartment is highly recommended and represents a rare opportunity to buy in such a convenient and sought after location.

The streets of Cheam Village are lined with many mock Tudor buildings that are home to businesses offering an abundant choice, ranging from everyday amenities such as dry cleaners and locksmiths, to crafts and gourmet food. Familiar brand restaurants, supermarkets and coffee shops can be found in Cheam, but look closer and you will also find artisan cafes and independent restaurants that offer an exceptional experience and array of national and international cuisines.

Leasehold







Ground Floor Flat
 Cheam Mansions, Station Way, Cheam
 Total Area: 85.2 m² ... 917 ft² (excluding one allocated parking space)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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