

WILLIAMS
HARLOW

Cheam Office

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Chartwell Gardens Sutton, Surrey SM3 9TQ

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM AE PLEASE TO OFFER THIS ground floor apartment in a popular development- cul-de-sac location with off street allocated parking. Nestled on the borders of Cheam Village and Sutton town centre. This home provides excellent convenience to the many local and high street shops, good local schools such as Cheam High school, Cheam Fields and Cheam Park Farm, amenities and good local transport links. NO ONWARD CHAIN

£279,950 - Leasehold



COMMUNAL FRONT DOOR

Communal entry phone, leading to communal entrance hall.
Number 11 is located on the ground floor to the rear on the left hand side through the fire door.

PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE

4.78m x 2.87m (15'8 x 9'5)

Rear aspect double glazed patio door leading onto the communal gardens. Coving. Electric wall heater.

KITCHEN

2.69m x 1.98m (8'10 x 6'6)

Rear aspect glazed window. Single drainer sink unit. Wall and base units. Electric hob, oven and extractor fan. Space for washing machine and fridge freezer.

BEDROOM ONE

3.61m x 2.87m (11'10 x 9'5)

Front aspect window. Coving. Fitted wardrobes and further storage. Wall mounted electric heater.

BEDROOM TWO

3.38m x 1.80m (11'1 x 5'11)

Front aspect glazed window. Coving. Electric wall mounted heater.

BATHROOM

Side aspect frosted double glazed window. Bath with mixer and shower attachment. Vanity sink Low level WC. Fully tiled walls and floor.

OUTSIDE

Communal gardens.

PARKING

Allocated off street parking.

LEASE

Approximately 94 years

SERVICE CHARGES

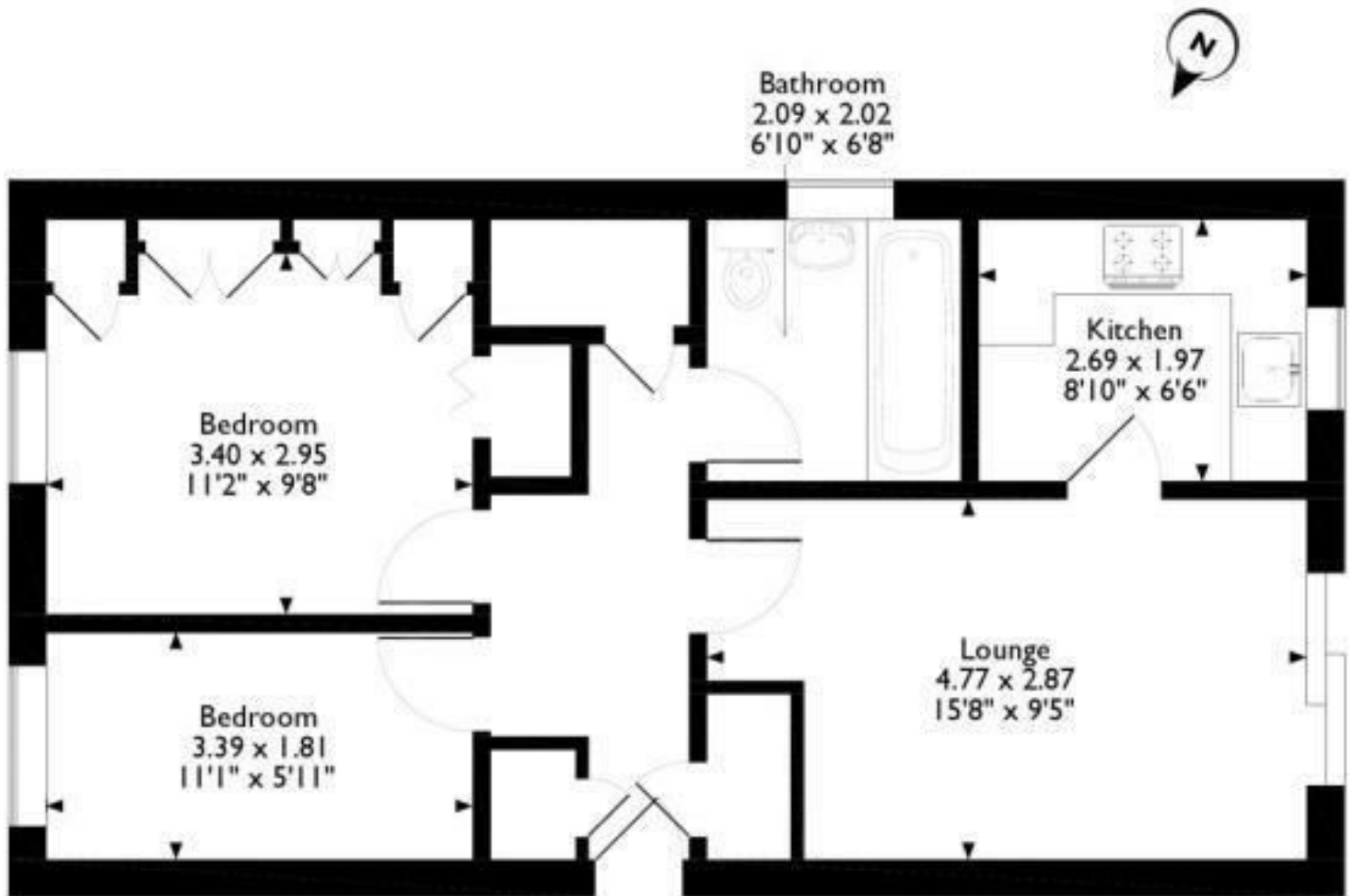
Approximately £527 every six months plus £80.30 for sinking fund

GROUND RENT

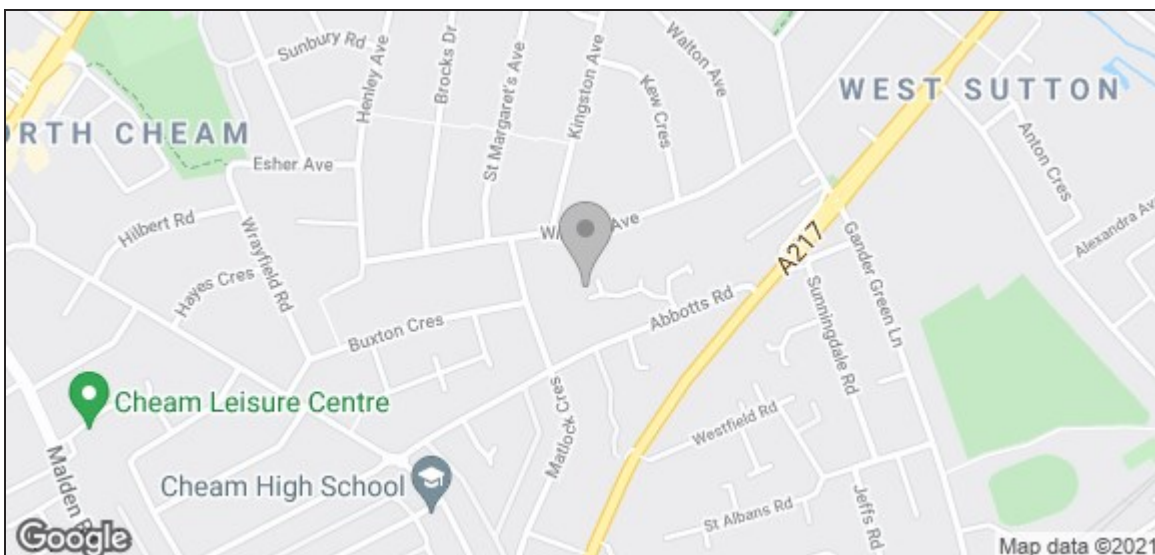
Included in service charges



11 Chartwell Gardens Cheam, Sutton, Greater London



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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			
England & Wales			
Environmental Impact (CO ₂) Rating			
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			
England & Wales			
EU Directive 2002/91/EC			
		66	77