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RICS

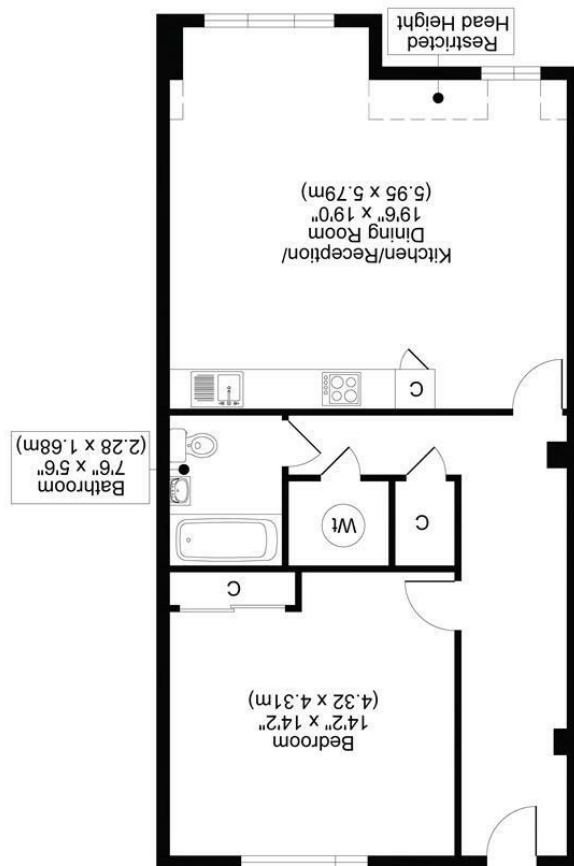
The Property Ombudsman

CHRISTIES

optica
 MEDA
 optimedia.co.uk

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.

SECOND FLOOR



ETON COURT, THE BROADWAY, SM3
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 789 SQ.FT (73 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 771 SQ.FT (72 SQ.M)



CHRISTIES



THE BROADWAY, SUTTON SM3 8BD

GUIDE PRICE £350,000

**** CHAIN FREE ****

CHRISTIES IS PLEASED TO PRESENT THIS CHARMING ONE-BEDROOM FLAT, IDEALLY SITUATED ON THE BROADWAY IN THE VIBRANT VILLAGE OF CHEAM. THIS DELIGHTFUL CONVERSION OFFERS A PERFECT BLEND OF MODERN LIVING AND CONVENIENCE, MAKING IT AN EXCELLENT CHOICE FOR INDIVIDUALS OR COUPLES SEEKING A COMFORTABLE HOME.

AS YOU ENTER THE PROPERTY, YOU WILL BE GREETED BY A SPACIOUS OPEN-PLAN LIVING AREA THAT IS BOTH INVITING AND FUNCTIONAL. THIS WELL-DESIGNED SPACE IS PERFECT FOR RELAXING OR ENTERTAINING GUESTS, PROVIDING A WARM ATMOSPHERE THAT FEELS LIKE HOME. THE FLAT FEATURES ONE GENEROUSLY SIZED BEDROOM, ENSURING A PEACEFUL RETREAT AT THE END OF THE DAY. THE BATHROOM IS WELL-APPOINTED, CATERING TO ALL YOUR DAILY NEEDS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS PRIME LOCATION. WITH ALL LOCAL AMENITIES RIGHT AT YOUR DOORSTEP, YOU WILL FIND EVERYTHING YOU NEED WITHIN EASY REACH, FROM SHOPS AND CAFES TO PARKS AND RECREATIONAL FACILITIES. ADDITIONALLY, CHEAM STATION IS JUST A SHORT WALK AWAY, MAKING COMMUTING TO LONDON EFFORTLESS AND CONVENIENT.

FOR THOSE WITH A VEHICLE, THE PROPERTY ALSO INCLUDES ALLOCATED PARKING, ADDING TO THE OVERALL APPEAL OF THIS LOVELY FLAT. WHETHER YOU ARE A FIRST-TIME BUYER OR LOOKING TO DOWNSIZE, THIS MODERN AND TURN-KEY APARTMENT OFFERS A FANTASTIC OPPORTUNITY TO ENJOY THE BEST OF VILLAGE LIFE IN CHEAM. DON'T MISS YOUR CHANCE TO MAKE THIS DELIGHTFUL PROPERTY YOUR NEW HOME.

ANNUAL GROUND RENT £400 PER ANNUM AS ADVISED BY VENDOR.
ANNUAL MAINTENANCE £1,350 PER ANNUM AS ADVISED BY VENDOR.
243 LEASE REMAINING.

- SPACIOUS 1-BEDROOM APARTMENT
- MODERN BLEND THROUGHOUT AND CHAIN FREE
- LONG LEASE (243 YEARS REMAINING)
- ALLOCATED PARKING SPACE
- EPC RATING C
- COUNCIL TAX BAND B

