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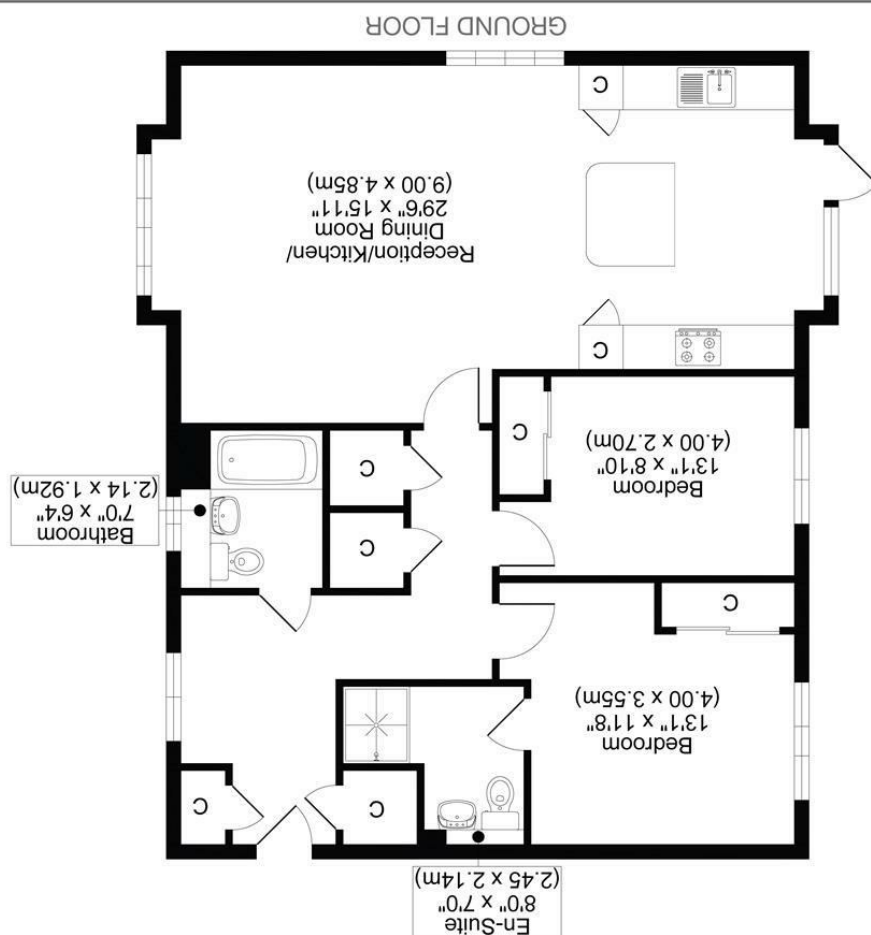
RICS

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.



GILPIN COURT, KILICK MEWS, SM3  
 TOTAL APPROX FLOOR PLAN AREA 967 SQ.FT (90 SQ.M)



CHRISTIES



# KILLICK MEWS, CHEAM SM3 8AR

GUIDE PRICE £500,000

\*\*GUIDE PRICE £500,000 - £550,000\*\*

SET WITHIN THE CHARMING KILLICK MEWS IN CHEAM, THIS BEAUTIFULLY PRESENTED GROUND-FLOOR APARTMENT PROVIDES A WONDERFUL BALANCE OF COMFORT, STYLE, AND CONVENIENCE. IDEALLY POSITIONED JUST MOMENTS FROM THE VIBRANT CHEAM VILLAGE, RESIDENTS CAN ENJOY AN EXCELLENT ARRAY OF SHOPS, CAFÉS, RESTAURANTS, AND EVERYDAY AMENITIES, MAKING IT AN IDEAL CHOICE FOR BOTH PROFESSIONALS AND FAMILIES.

LOCATED WITHIN A SECURE GATED DEVELOPMENT, THE PROPERTY PROVIDES ADDED PRIVACY AND PEACE OF MIND. THE WELL-DESIGNED LAYOUT FEATURES TWO GENEROUSLY SIZED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE, AS WELL AS A SPACIOUS OPEN-PLAN RECEPTION, KITCHEN, AND DINING AREA—PERFECT FOR MODERN LIVING AND ENTERTAINING. THE KITCHEN ALSO BENEFITS FROM DIRECT ACCESS TO THE COMMUNAL GARDENS, CREATING A SEAMLESS INDOOR-OUTDOOR FLOW. THOUGHTFULLY PLACED STORAGE CUPBOARDS THROUGHOUT THE HALLWAY FURTHER ENHANCE THE PRACTICALITY OF THE HOME.

ONE OF THE STANDOUT BENEFITS OF THIS APARTMENT IS THE ALLOCATED PARKING SPACE, A VALUABLE ADVANTAGE IN SUCH A SOUGHT-AFTER AREA, ENSURING HASSLE-FREE PARKING AT ALL TIMES.

WHETHER YOU'RE EXPLORING THE NEARBY PARKS, MAKING THE MOST OF THE EXCELLENT TRANSPORT LINKS, OR SIMPLY UNWINDING IN THE COMFORT OF YOUR OWN HOME, THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY A VIBRANT AND CONNECTED LIFESTYLE IN CHEAM. WITH ITS PRIME LOCATION, SECURE SETTING, AND MODERN CONVENIENCES, THIS APARTMENT IS SURE TO APPEAL TO THOSE SEEKING A HIGH-QUALITY LIVING EXPERIENCE IN A DESIRABLE NEIGHBOURHOOD.

ANNUAL GROUND RENT £550.00 AS ADVISED BY VENDOR.  
ANNUAL SERVICE CHARGE £3,048.97 AS ADVISED BY VENDOR.

- GROUND-FLOOR APARTMENT IN THE CHARMING KILLICK MEWS.
- TWO SPACIOUS BEDROOMS, INCLUDING A PRINCIPAL WITH EN-SUITE.
- SECURE GATED DEVELOPMENT.
- CLOSE TO CHEAM VILLAGE SHOPS, CAFÉS, RESTAURANTS, AND TRANSPORT LINKS.
- OPEN-PLAN RECEPTION, KITCHEN, AND DINING AREA WITH DIRECT ACCESS TO COMMUNAL GARDENS.
- COUNCIL TAX BAND D
- EPC RATING: C

