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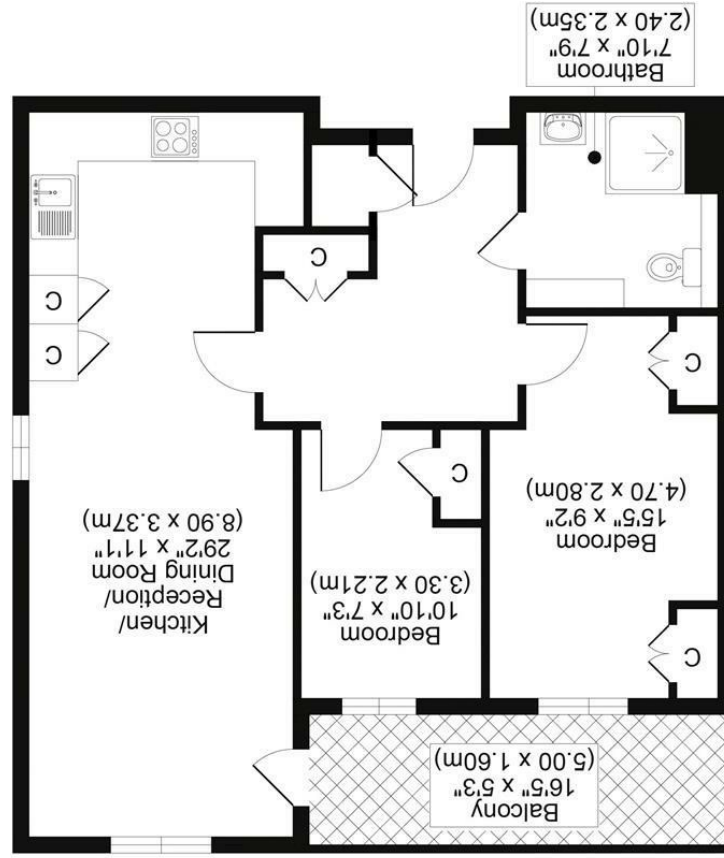
RICS

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.



FIRST FLOOR
 TOTAL APPROX FLOOR PLAN AREA 702 SQ.FT (65 SQ.M)
 FITZMELL COURT, POND HILL GARDENS, SM3



CHRISTIES



POND HILL GARDENS, CHEAM SM3 8QN

OFFERS IN EXCESS OF £425,000

A RARE OPPORTUNITY TO PURCHASE A TWO-BEDROOM FIRST FLOOR APARTMENT IN ARGUABLY THE BEST "INDEPENDENT LIVING" DEVELOPMENT IN THE AREA. THIS PARTICULAR PROPERTY HAS THE ADVANTAGE OF A SUNTRAP BALCONY OVERLOOKING COMMUNAL GROUNDS AND ALLOTMENTS. A RESTFUL SETTING FOR SURE!. THE PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN SO WOULD BE IDEALLY SUITED TO A BUYER(S) LOOKING FOR A FASTER MOVE. WE ARE VERY AWARE OF THE RARITY OF TWO-BEDROOM APARTMENTS IN THIS DEVELOPMENT SO CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT. CALL US NOW TO RESERVE YOUR VIEWING APPOINTMENT.

SERVICE CHARGE £315.56 A MONTH AS REPORTED BY VENDOR.
LEASE REMAINING 116 YEARS.

- TWO BEDROOM FIRST FLOOR APARTMENT IN HIGHLY REGARDED DEVELOPMENT
- CLOSE TO CHEAM VILLAGE SHOPS AND CHEAM PARK
- LIFT SERVICE WITH SECOND BACK-UP LIFT
- NO ONWARD CHAIN, SO IDEAL FOR A FASTER MOVE
- COUNCIL TAX BAND C
- EPC RATING B

