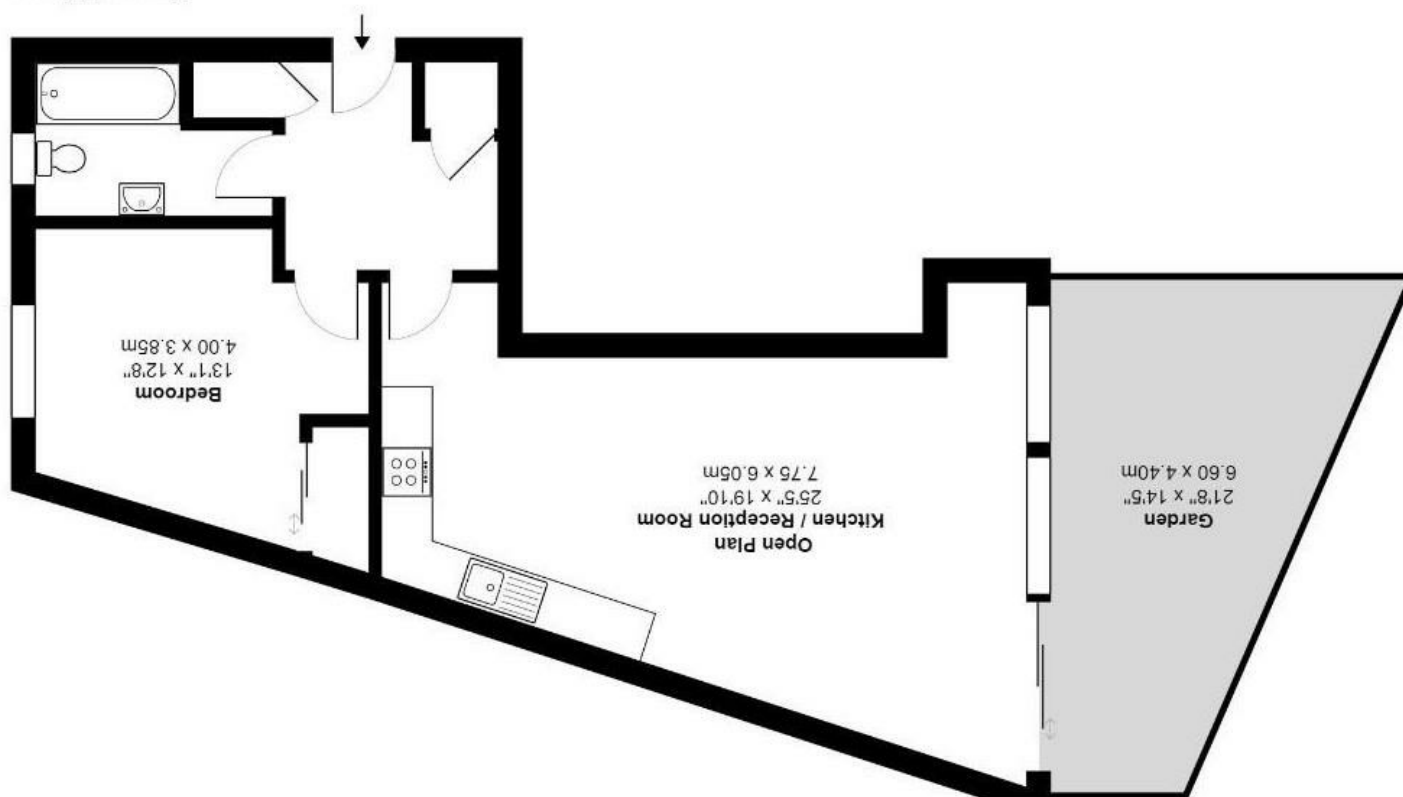




Village Court, 25a Park Road, Cheam, SM3  
 Gross Internal Area 635sq ft / 58sq meters  
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning  
 fixtures, fittings and other data shown are an approximate indication for illustrative purposes only and are  
 not to scale. No responsibility is taken for any errors, omissions, mis-statement or use of data shown.  
 Plan produced by Art Net Media - www.artnetmedia.uk

Ground Floor





\*\* GUIDE PRICE £290,000 TO £300,000 \*\*

WELCOME TO THIS CHARMING GROUND FLOOR APARTMENT LOCATED ON PARK ROAD IN THE PICTURESQUE CHEAM VILLAGE.

THIS DELIGHTFUL PROPERTY BOASTS A COSY RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. THE APARTMENT FEATURES ONE SPACIOUS BEDROOM, IDEAL FOR A PEACEFUL NIGHT'S SLEEP. YOU WILL ALSO FIND A MODERN BATHROOM, OFFERING BOTH STYLE AND CONVENIENCE.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS ITS PRIVATE GARDEN, PROVIDING A TRANQUIL OUTDOOR SPACE TO ENJOY A MORNING COFFEE OR UNWIND AFTER A LONG DAY. THE GATED DEVELOPMENT ENSURES SECURITY AND PRIVACY, GIVING YOU PEACE OF MIND.

CONVENIENCE IS KEY WITH ALLOCATED PARKING, MAKING COMING HOME A BREEZE. BEING WITHIN WALKING DISTANCE TO CHEAM VILLAGE MEANS YOU HAVE EASY ACCESS TO LOCAL AMENITIES, CHARMING CAFES, AND QUIANT SHOPS.

DO NOT MISS THE OPPORTUNITY TO MAKE THIS LOVELY APARTMENT YOUR NEW HOME. CONTACT US CHRISTIES CHEAM ON 0208 770 1625 TO ARRANGE A VIEWING AND EXPERIENCE THE BEAUTY OF LIVING IN CHEAM VILLAGE FIRSTHAND.

- NO ONWARD CHAIN
- GATED DEVELOPMENT
- ALLOCATED PARKING
- VILLAGE LOCATION
- COUNCIL TAX BAND C
- EPC BAND C

