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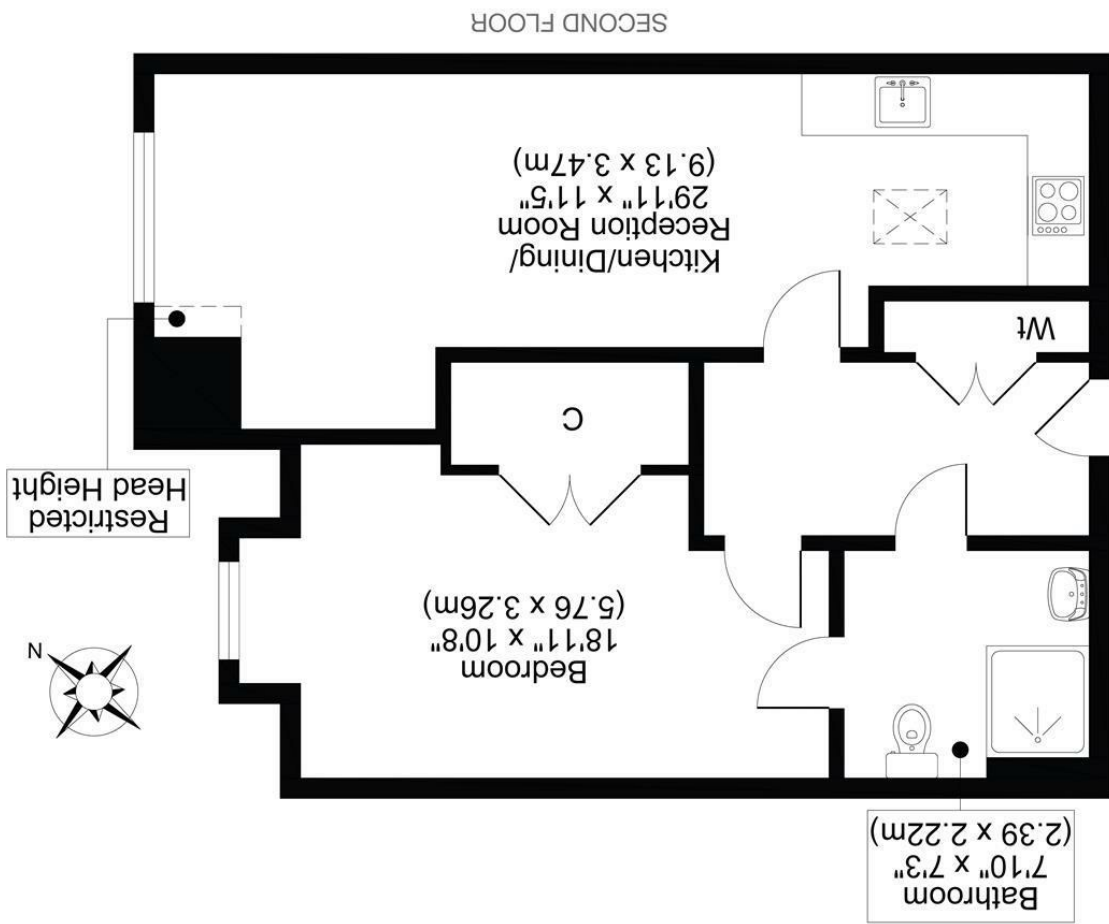
RICS

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.



BETHELL COURT SM3
TOTAL APPROX FLOOR PLAN AREA 625 SQ.FT (58 SQ.M)



CHRISTIES



MICKLEHAM GARDENS, CHEAM SM3 8AF

GUIDE PRICE £300,000

SITUATED IN THE HEART OF CHEAM VILLAGE, THIS ATTRACTIVE ONE-BEDROOM RETIREMENT PROPERTY OFFERS COMFORT, CONVENIENCE, AND PEACE OF MIND WITHIN A WELL-REGARDED DEVELOPMENT. LOCATED ON THE SECOND FLOOR, THE APARTMENT IS THOUGHTFULLY DESIGNED TO PROVIDE GENEROUS AND PRACTICAL LIVING SPACE, IDEAL FOR THOSE SEEKING A RELAXED AND LOW-MAINTENANCE LIFESTYLE.

THE HOME OPENS INTO A WELCOMING HALLWAY THAT LEADS TO A BRIGHT AND SPACIOUS OPEN-PLAN KITCHEN, DINING, AND RECEPTION ROOM. THIS VERSATILE AREA OFFERS PLENTY OF ROOM FOR BOTH EVERYDAY LIVING AND ENTERTAINING, COMPLEMENTED BY A WELL-APPOINTED KITCHEN AND NATURAL LIGHT THAT ENHANCES THE WARM, INVITING ATMOSPHERE.

THE DOUBLE BEDROOM IS NOTABLY SPACIOUS, FEATURING BUILT-IN STORAGE AND AMPLE ROOM FOR ADDITIONAL FURNISHINGS. A MODERN BATHROOM, FINISHED WITH A CLEAN AND PRACTICAL LAYOUT, SERVES THE ACCOMMODATION.

BETHELL COURT IS A POPULAR RETIREMENT DEVELOPMENT KNOWN FOR ITS SECURE AND COMMUNITY-FOCUSED ENVIRONMENT, POSITIONED JUST MOMENTS FROM CHEAM VILLAGE'S EXCELLENT SELECTION OF SHOPS, CAFÉS, RESTAURANTS, AND TRANSPORT LINKS. OFFERING GENEROUS PROPORTIONS AND EXCEPTIONAL CONVENIENCE, THIS PROPERTY IS AN IDEAL CHOICE FOR THOSE WISHING TO ENJOY INDEPENDENT LIVING IN A SUPERB VILLAGE SETTING.

LEASE REMAINING: 114 YEARS.
SERVICE CHARGES: £264.92 PER MONTH.

- SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMINITIES
- OVER 60S RETIREMENT DEVELOPMENT
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND C
- EPC RATING B

