

The PERSONAL Agent

Villiers Court, 37 Cheam Road

£425,000

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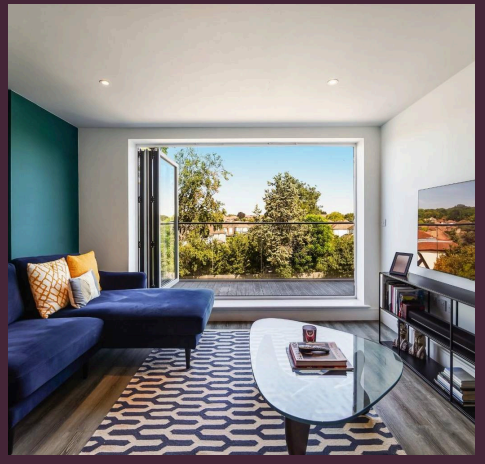
- 3 Bedroom Apartment
- Exceptional Open-Plan Living, Dining And Kitchen Space
- Impressive 882 sq ft Of Contemporary Accommodation
- Private Balcony Offering Valuable Additional Outdoor Space
- No Chain
- Generous Principal Bedroom Plus Two Further Bedrooms
- Two Modern Bathrooms
- Off Street Parking
- Ewell East Station Just a 3 Minute Walk Away
- Nonsuch Park Just 10 Minutes Away

A particular highlight is the private balcony, which is not overlooked and enjoys direct morning sunshine, making it a wonderful place to enjoy a coffee, dine outdoors or simply take in the views towards Nonsuch Park, which is approximately a 10-minute walk away. The apartment is also exceptionally bright, with all three bedrooms benefiting from direct afternoon sunlight.

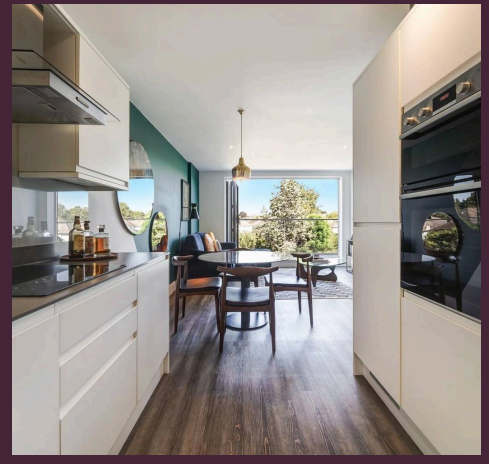
The principal bedroom is generously proportioned and benefits from its own modern en-suite shower room, while the two further bedrooms provide excellent flexibility for family, guests or home working. A further contemporary bathroom completes the accommodation.

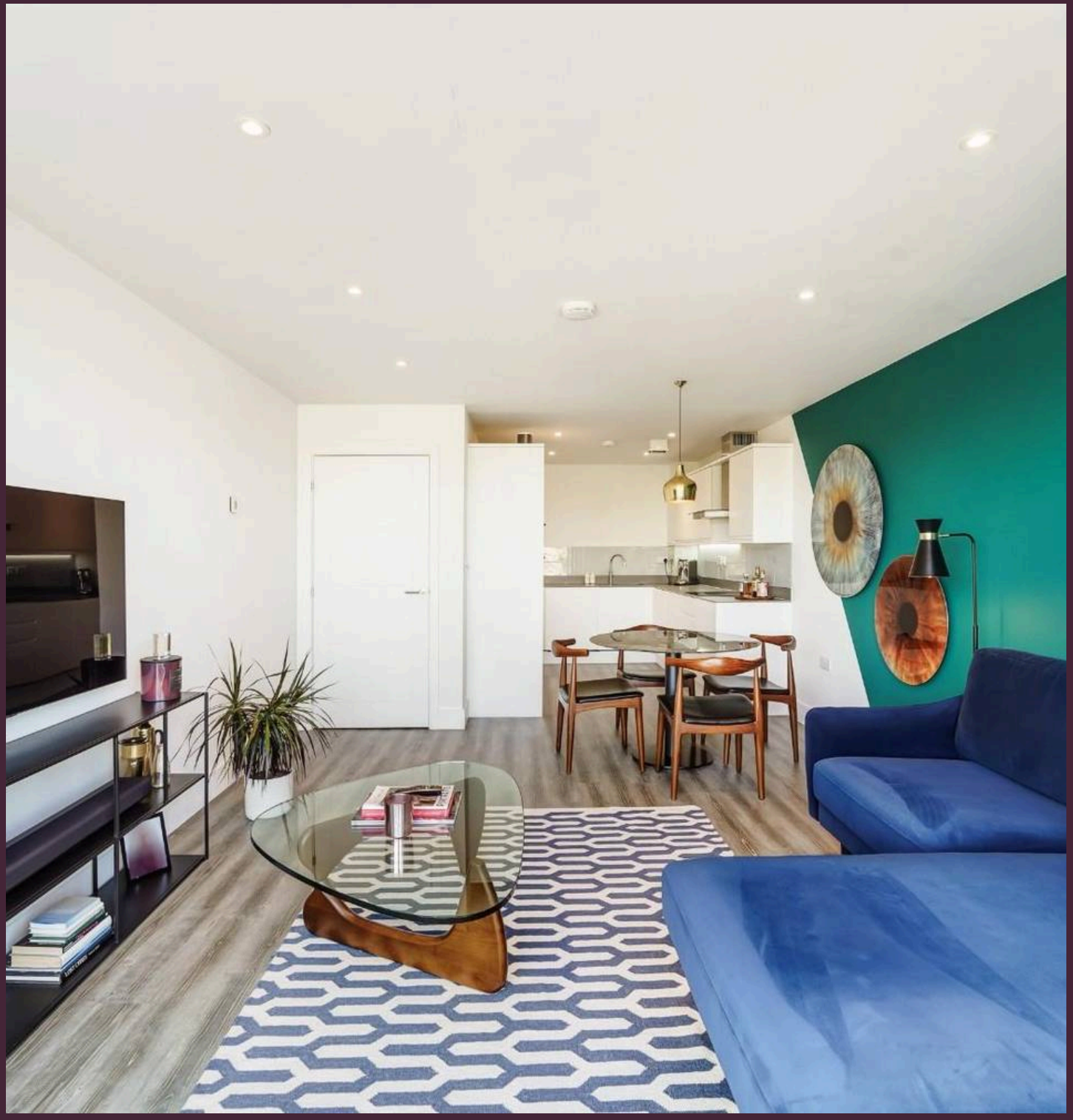
The location is equally impressive, with Ewell East Station directly opposite the development and just a three-minute walk away, providing direct services to London Victoria in approximately 38 minutes and London Bridge in around 40 minutes. Nonsuch Park











Description

Stylish, Chain-Free Three-Bedroom Apartment with Private Balcony This beautifully presented three-bedroom apartment occupies the penultimate floor of this attractive development of just 17 flats, offering a stylish and contemporary home with an impressive 882 sq ft of well-planned accommodation. The apartment has been finished with a modern, minimalist aesthetic, creating a bright, sophisticated and easy-to-maintain home. At its heart is an impressive open-plan living, dining and kitchen area, providing an excellent space for both relaxing and entertaining. The contemporary fitted kitchen is complemented by a Quooker tap, adding a practical touch of luxury to the space.



The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the Middle Ages, King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions. Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zone 6) which offer easy access to London with Waterloo and Victoria & London Bridge taking approximately 40 minutes. Tenure- Leasehold Length of lease (years remaining) - 118 Annual ground rent amount (£) - TBC Annual service charge amount (£) - TBC Council tax band - PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.
Council Tax band: D

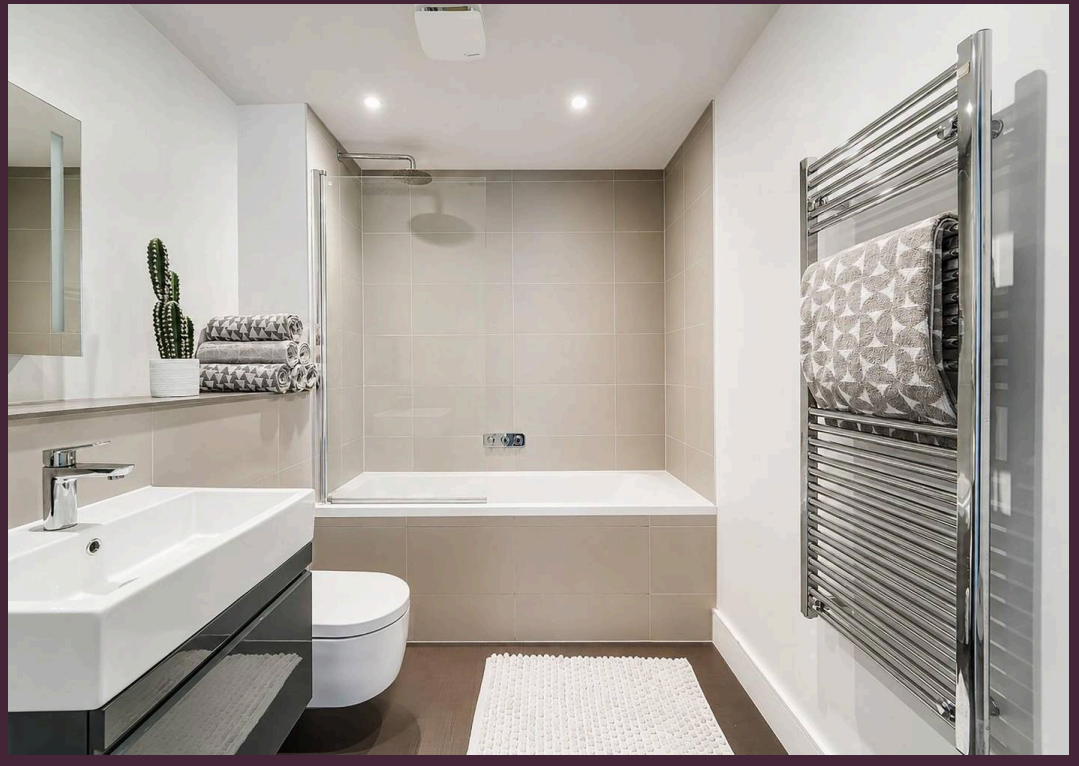
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









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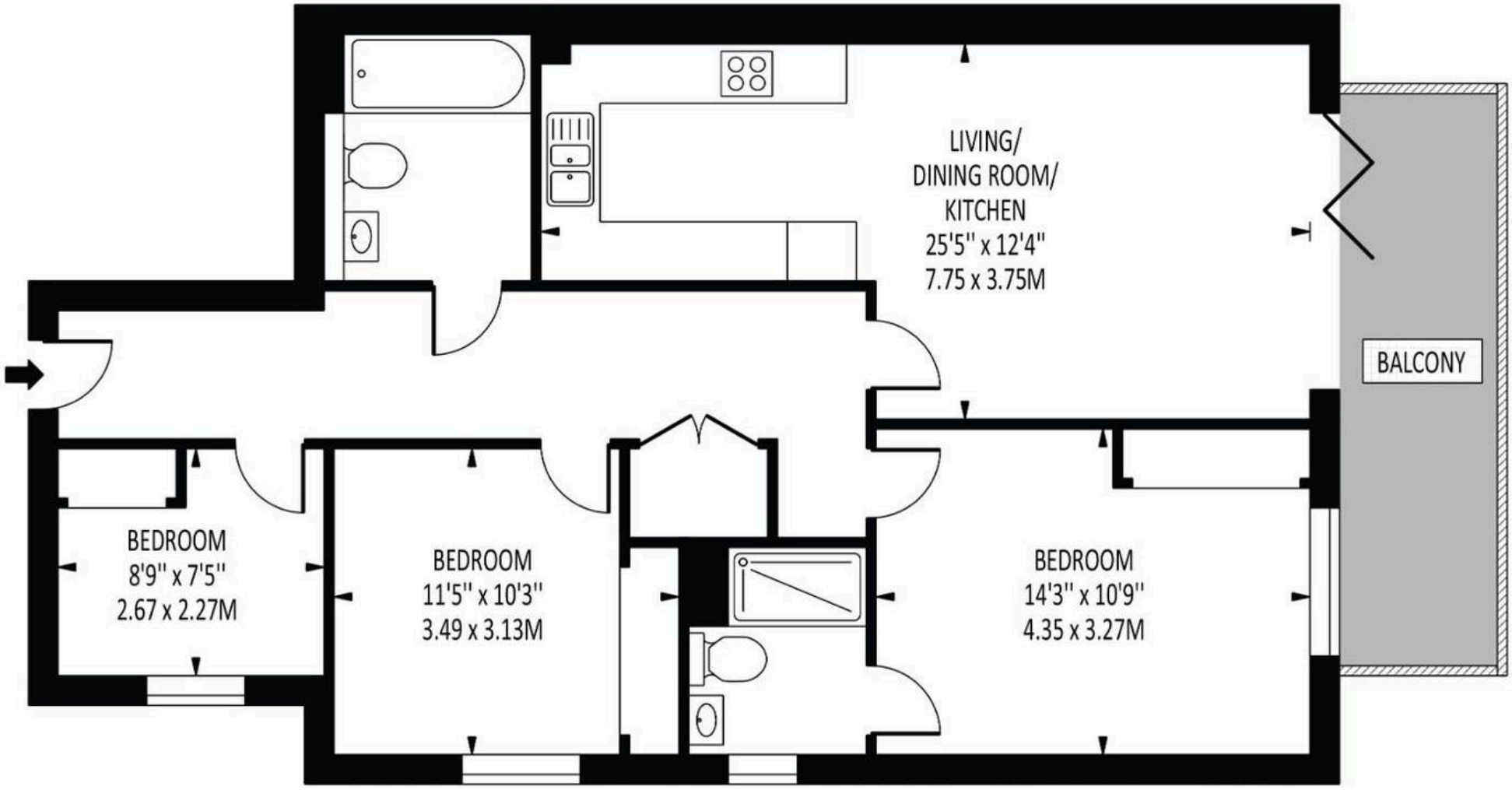
Total Area: 882 SQ FT • 81.96 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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