



YARDLEY COURT, CHEAM, SUTTON, SM3

£345,000 SHARE OF FREEHOLD

A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT FEATURING A GARAGE ON BLOC AND RESIDENT'S PARKING

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AT A GLANCE

- No Onward Chain
- Ground Floor Apartment
- Share of Freehold
- 2 Double Bedrooms
- Spacious Living/Dining Room
- Kitchen Overlooking the Shared Gardens
- Bathroom
- 3 Storage Cupboards in Entrance Hall
- Built in Wardrobes
- Garage en Bloc and Residents Parking
- Close to Cheam High School
- Nearby Bus Services
- Easy Reach of Shops and Amenities
- Council Tax Band C
- EPC Rating C

DESCRIPTION

Situated within a highly sought-after purpose-built development, offering views over the shared gardens, this lovely two double bedroom apartment features spacious room sizes, resident's parking and a garage en bloc.

The location is ultra convenient for families and commuters, set within easy reach of numerous well-regarded schools, Nonsuch Park and Cheam Village, North Cheam and Worcester Park high streets, all of which provide a range of amenities including shops, cafés and restaurants. Transport links include Cheam, Stoneleigh, West Sutton and Worcester Park train stations as well as a variety of bus routes towards Epsom, Kingston and Morden, with the latter having an Underground station.

The accommodation comprises a good-sized entrance hall featuring parquet flooring and three storage cupboards, a kitchen overlooking the shared gardens, a well-proportioned living room/dining room with bay window and built-in storage, two double bedrooms both with fitted wardrobes and the family bathroom.

Externally, the shared gardens are well-maintained and the garage en bloc is accessed via a secure gated entrance. Resident's parking plus visitors parking is available with displayed permit. Other benefits include a long lease with a share of the freehold.

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ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'8" x 9'7" max (4.47m x 2.92m max)

Kitchen - 10'3" x 8' max (3.12m x 2.44m max)

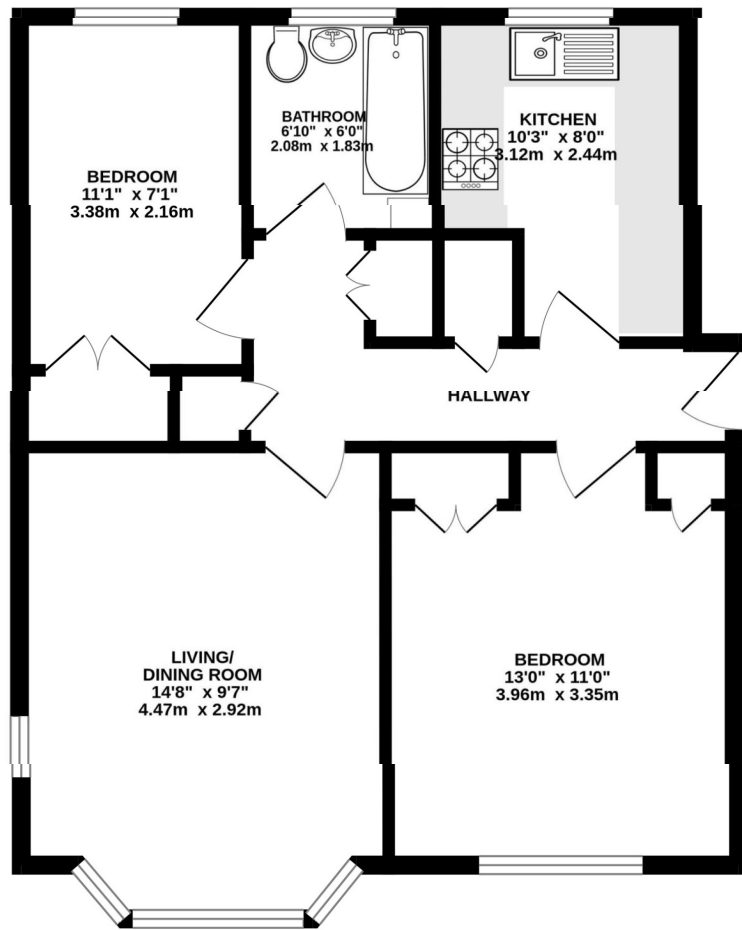
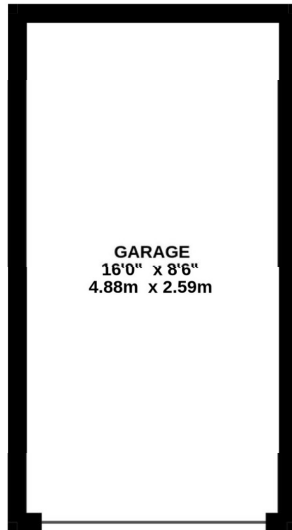
Bedroom - 13' x 11' max (3.96m x 3.35m max)

Bedroom - 11'1" x 7'1" max (3.38m x 2.16m max)

Bathroom - 6'10" x 6' max (2.08m x 1.83m max)

Garage - 16' x 8'6" max (4.88m x 2.6m max)





GROUND FLOOR FLAT

Hemingford Road, Cheam SM3 8HL

INTERNAL FLOOR AREA (APPROX.) 608 sq ft/ 56.5 sq m
Excluding Garage

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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