Yardley Court,

- Beautifully Remodelled Two Bedroom First Floor Apartment
- Two Double Bedrooms With Storage
- Communal Gardens
- Great Transport Links
- ** Guide Price £350,000 - £375,000 **
- Finished To A High Standard
- One Residential One Visitor Parking
- SHARE OF FREEHOLD
- Underfloor Heating in Bathroom & Kitchen

Guide Price £350,000

Tenure: Leasehold - Share of Freehold

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Yardley Court,

DESCRIPTION

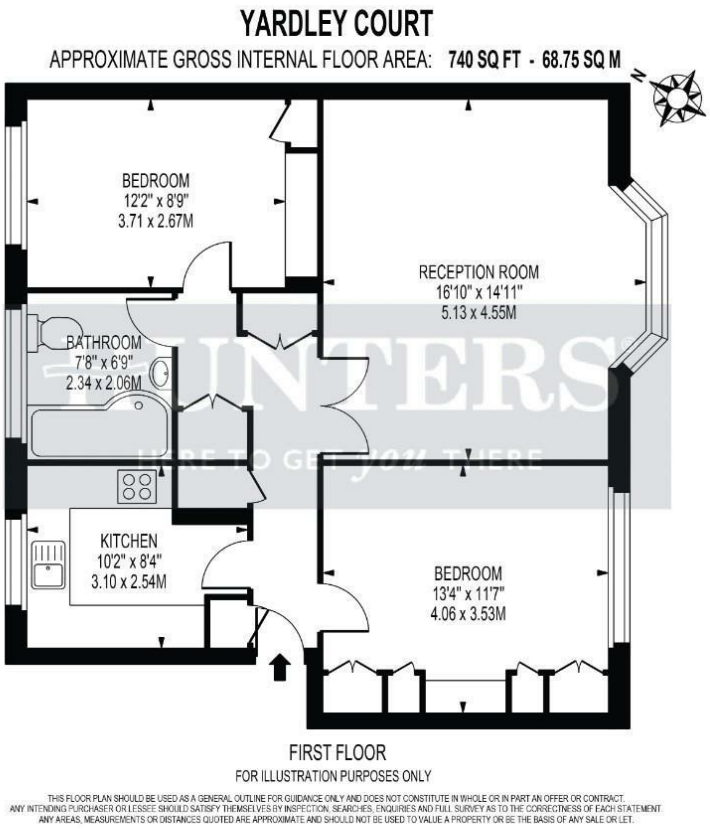
Set within the popular Yardley Court development in the heart of North Cheam, this exceptional two-bedroom first-floor apartment has been remodelled throughout to an impressive standard, offering stylish and contemporary living in a highly convenient location.

The bright and spacious reception room is flooded with natural light from a large bay window and benefits from hardwood flooring, an attractive feature fireplace, and useful built-in storage within the alcoves. The recently fitted kitchen has been thoughtfully designed with a range of neutral wall and base units, complemented by hardwood worktops, tiled flooring, integrated appliances and the added luxury of underfloor heating. Both bedrooms are comfortable doubles with built-in storage, while the spacious family bathroom is finished with a contemporary white suite, fully tiled walls and flooring, a shower over the bath, and underfloor heating. Further benefits include one residents' parking permit, an additional visitor permit, well-maintained communal gardens, a share of the freehold, and a long lease.

Yardley Court is ideally positioned for North Cheam's excellent selection of shops, cafés and everyday amenities. Worcester Park, Cheam and Stoneleigh stations are all within easy reach, providing regular services into London Waterloo and London Bridge, while nearby Morden Underground Station offers convenient access to the Northern Line. For motorists, the A3 provides swift routes into Central London and onwards to the M25.

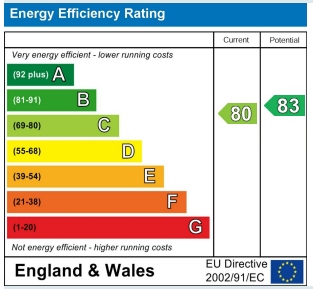
Families are particularly well served by a number of highly regarded local schools, including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School, Cheam High School, Nonsuch High School for Girls, Sutton Grammar School and St Dunstan's Primary School. Beautifully presented throughout and ready to move straight into, this superb apartment represents an excellent opportunity for first-time buyers, downsizers and investors alike.

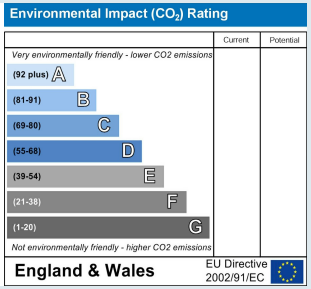
Council Tax: C



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

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