



**HUNTERS**<sup>®</sup>  
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# Queensfield Court, London Road, Cheam

## Offers In Excess Of £320,000



934 YEARS REMAINING ON LEASE! - This charming ground floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for professionals, retired occupiers, or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a refitted kitchen, which is both modern and functional, making meal preparation a delight. The refitted bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property are the lovely communal grounds, providing a serene outdoor space for residents to enjoy. Additionally, the flat comes with a garage and residents' parking, offering convenience and peace of mind for those with vehicles.

With a very long lease, this property presents an excellent opportunity for those looking to invest in a home that promises both comfort and longevity.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

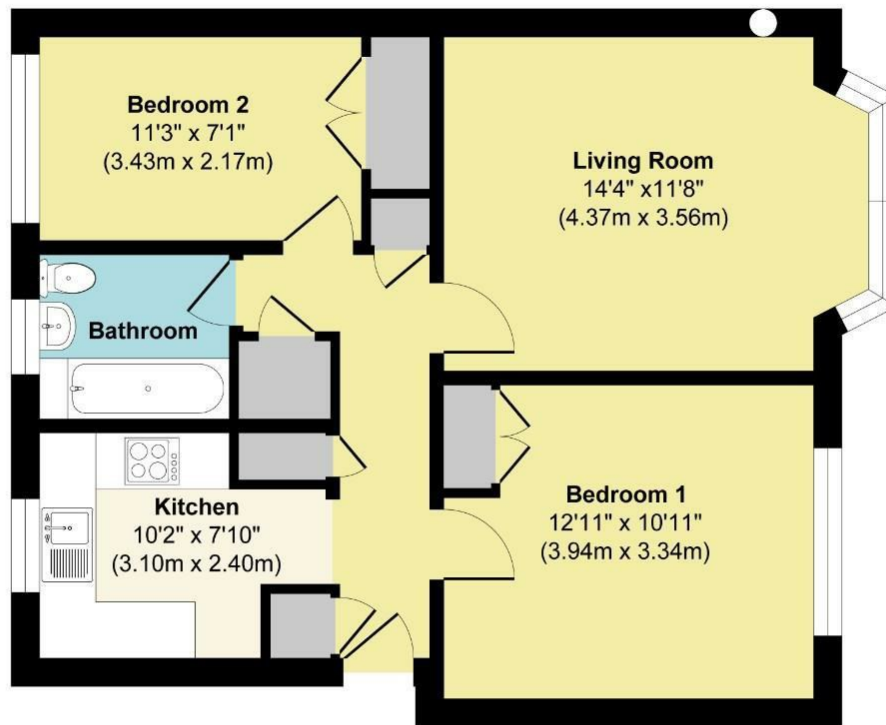
- NO ONWARD CHAIN
- RE-FITTED KITCHEN & BATHROOM
- BUILT IN CUPBOARDS & WARDROBES
  - GAS CENTRAL HEATING
- 934 YEARS REMAINING ON LEASE
  - GARAGE IN BLOCK
  - RESIDENTS PARKING
  - GROUND FLOOR









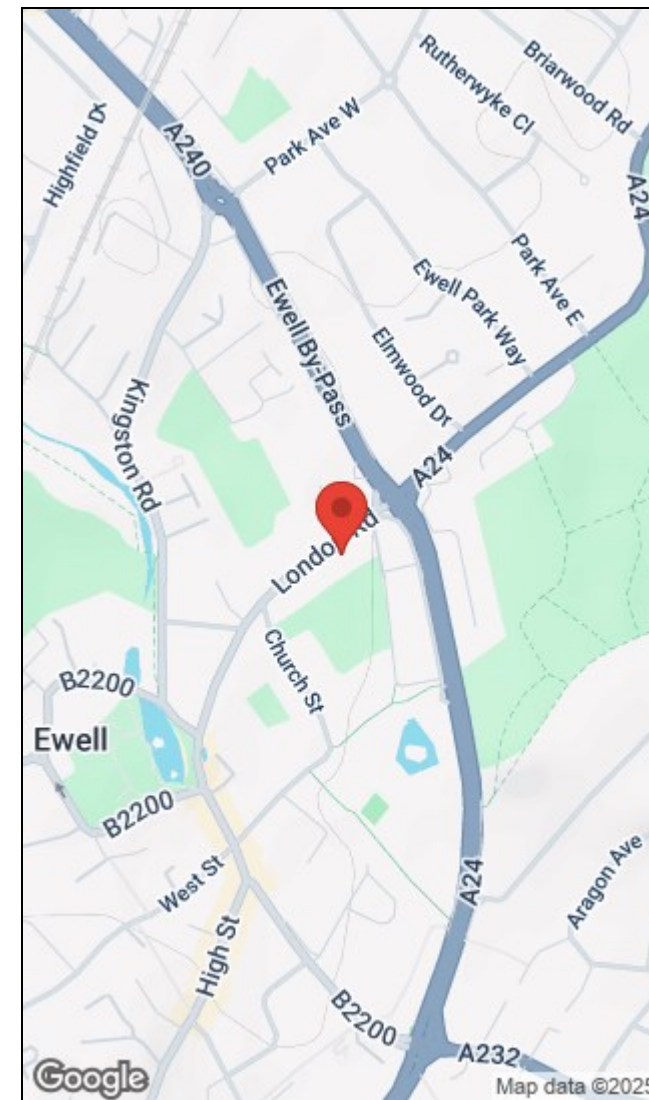


Floor Plan

**Approx. Gross Internal Floor Area 620 sq. ft / 57.58 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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