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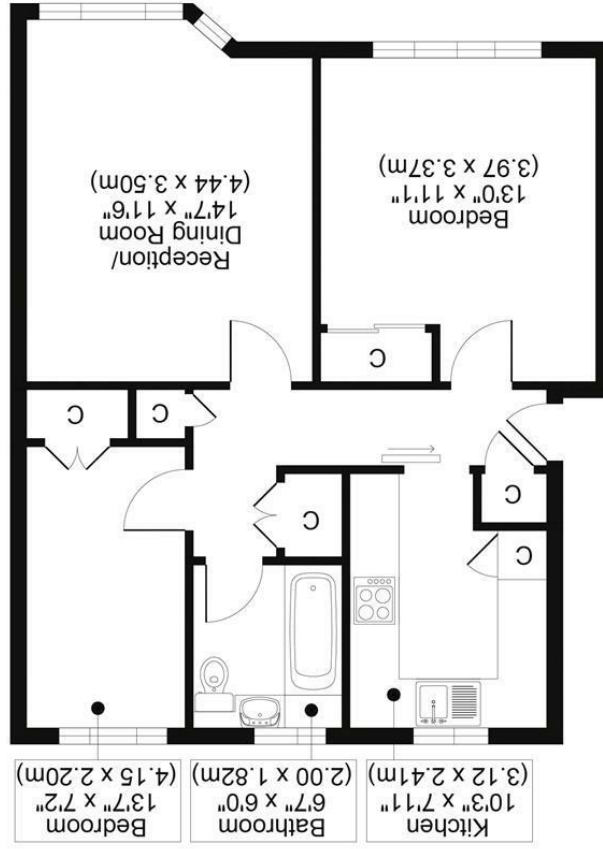
RICS

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.



GROUND FLOOR
 TOTAL APPROX FLOOR PLAN AREA 635 SQ.FT (59 SQ.M)
 YARDLEY COURT, HEMINGFORD ROAD, SM3



CHRISTIES



A FANTASTIC OPPORTUNITY TO PURCHASE THIS 2 BEDROOM GROUND FLOOR FLAT LOCATED ON HEMINGFORD ROAD, IDEALLY LOCATED FOR CHEAMS HOST OF AMENITIES. THIS DELIGHTFUL PROPERTY BOASTS A MODERN HIGH GLOSS KITCHEN COMPLETE WITH BUILT-IN APPLIANCES, PERFECT FOR WHIPPING UP DELICIOUS MEALS. THE MASTER BEDROOM FEATURES A CONVENIENT BUILT-IN WARDROBE, OFFERING STORAGE SPACE FOR YOUR BELONGINGS. THE LUXURY BATHROOM SUITE PROVIDES A TRANQUIL SPACE TO UNWIND AFTER A LONG DAY WHILST THE SECOND BEDROOM IS AN EXCELLENT SIZE FOR CHILDREN OR GUESTS WHEN STAYING OVER. THE SPACIOUS LOUNGE/DINER IS IDEAL FOR ENTERTAINING GUESTS OR SIMPLY RELAXING, WITH VIEWS OVERLOOKING THE BEAUTIFULLY MAINTAINED COMMUNAL GARDENS. IMAGINE ENJOYING A CUP OF TEA WHILE BASKING IN THE SERENE SURROUNDINGS. CONVENIENTLY SITUATED NEAR LOCAL SHOPS, SCHOOLS, AND TRANSPORT FACILITIES, THIS FLAT OFFER BOTH COMFORT AND ACCESSIBILITY. ADDITIONALLY, THE PROPERTY INCLUDES PARKING FOR ONE VEHICLE AND AN EN BLOC GARAGE ACCESSED VIA A SECURITY GATE, PROVIDING PEACE OF MIND FOR YOUR VEHICLE. DO NOT MISS THE OPPORTUNITY TO MAKE THIS FANTASTIC FLAT YOUR NEW HOME. EMBRACE THE CONVENIENCE OF CITY LIVING WHILE ENJOYING THE TRANQUILLITY OF THIS LOVELY RESIDENTIAL AREA. CONTACT US TODAY TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS YOUR NEW BEGINNING AT HEMINGFORD ROAD.

LEASE 935 YEARS, SERVICE CHARGE £1,500 PA, GROUND RENT £17, BUILDING INSURANCE £267 PA

- 2 BEDROOM PURPOSE BUILT FLAT
- HIGH SPEC FINISH THROUGHOUT
- SHARE OF FREEHOLD
- WELL MAINTAINED COMMUNAL GARDENS AND ENBLOC GARAGE
- COUNCIL TAX BAND C
- EPC RATING C

