



CHRISTIES



CHEAM

Christies are pleased to offer this second-floor apartment which is located within walking distance to Cheam village. Accommodation comprises open-plan lounge/kitchen/diner, two bedrooms with fitted wardrobes, en-suite shower room to bedroom one and further bathroom. The property benefits from double glazing, gas central heating, balcony off the lounge, lift and allocated parking.

**20 CHARLESWORTH COURT, WHYTE MEWS, ANNE BOLEYN'S WALK, CHEAM, SM3 8DR    MONTHLY RENTAL OF £1,400**

Entrance hall with access to loft, cupboard housing washer/dyer, cupboard housing Worcester boiler and tank and further cupboard housing fuse board, hanging rail and shelf

Spacious lounge/kitchen/diner having access to balcony, inset spotlights, matching wall and base units with work surface over, inset has hob with extractor hood above, built in electric oven, integrated fridge freezer and dishwasher, one and a half stainless steel sink unit



Bedroom one has floor to ceiling windows to side and fitted wardrobes

En-suite shower room with fully tiled walls, low level wc, wash hand basin, heated towel rail, walk-in shower cubicle with wall mounted thermostatic shower, shavers' socket, insert spotlights

Bedroom two has built in wardrobes and two Velux windows

Modern bathroom with fully tiled walls, inset spotlights, heated towel rail, low level wc, wash hand basin, panel enclosed bath with shower attachment and further wall mounted shower, shavers' socket

Benefits include gas central heating, double glazing, lift and allocated parking

Within walking distance of Cheam village





## ACCOMMODATION

ENTRANCE HALL - 10' 5" x 8' 8"  
LOUNGE/KITCHEN/DINER - 28' 3" x 12' 4"  
BEDROOM 1 - 11' 2" x 10' 8"  
EN-SUITE SHOWER ROOM - 5' 1" x 4' 6"  
BEDROOM 2 - 12' 7" x 8' 5"  
BATHROOM - 7' 3" x 5' 6"

## OUTSIDE

COMMUNAL GROUNDS  
ALLOCATED PARKING SPACE

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order and no guarantee as to their operability or efficiency can be given. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.

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[www.christiesworld.com](http://www.christiesworld.com)  
020 8643 7777

