2 Fitzhalan Court, Killick Mews, Ewell Road, Cheam Village, SM3 8AR

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£450,000

WH WATSON HOMES
Estate Agents

Set within the prestigious and highly coveted Killick Mews, a secure gated enclave on Ewell Road in the heart of Cheam, this exceptional first-floor maisonette exudes timeless elegance and refined period charm.

Boasting two generously proportioned double bedrooms, the residence is centred around a magnificent lounge/dining room, where a striking original Tudor-style beamed ceiling creates a truly captivating focal point. Expansive bay windows bathe the space in an abundance of natural light, enhancing the grandeur and creating an atmosphere of effortless sophistication.
The property further benefits from two beautifully appointed bathrooms, including a private en suite, offering both comfort and convenience in equal measure.

Surrounded by immaculately maintained communal gardens, residents can enjoy a serene and picturesque setting, perfect for leisurely afternoons. A dedicated parking space, along with additional visitor bays, adds a rare and invaluable level of practicality to this exclusive address.

Offered with a long lease and vacant possession, this distinguished home presents a rare opportunity to acquire a residence of character and distinction. Ideally positioned within easy reach of boutique shops, esteemed schools, and excellent transport connections, it offers the perfect balance of tranquil living and vibrant

## Accommodation

Entrance Hall
Radiator positioned on the left-hand wall, a door on the right-hand side houses the electrical meters, wall-mounted light positioned above a mirror, stairs lead from the entrance hall up to the apartment.

Lounge
Four radiators in total, a cupboard on the left-hand side houses the Vaillant boiler and provides additional storage space, the room benefits from six windows, including a large bay window, allowing for ample natural light, the ceiling is finished with attractive beams, a door on the left leads to a storage cupboard which contains the electrical consumer unit (fuse board), an alcove leads through to the open-plan kitchen.

Kitchen (Open Plan)
Neutral-coloured lino flooring, beige wall and base units with chrome handles and wooden work surfaces, window above sink area, integrated gas hob with an extractor fan above, an integrated electric oven, an integrated Beko washing machine, an integrated Electrolux dishwasher, and an integrated fridge freezer, a chrome sink with a chrome mixer tap.

Bedroom One (Principal Bedroom)
Radiator on the right-hand wall, large window to the front of the property, as well as a smaller window to the left-hand side, the room features a beamed ceiling and provides direct access to the en suite.

En suite
Neutral-coloured lino flooring, it includes a curved shower cubicle with glass doors and a chrome mixer shower, chrome heated towel rail, wall-mounted sink with a chrome mixer tap, with a mirror above, a window is positioned on the left-hand wall, the walls are finished with neutral tiles and cream walls.

Second Bedroom
Neutral-coloured walls, window on the left-hand wall, beamed ceiling, large fitted storage cupboards with mirrored doors, a small radiator is positioned on the left-hand wall.

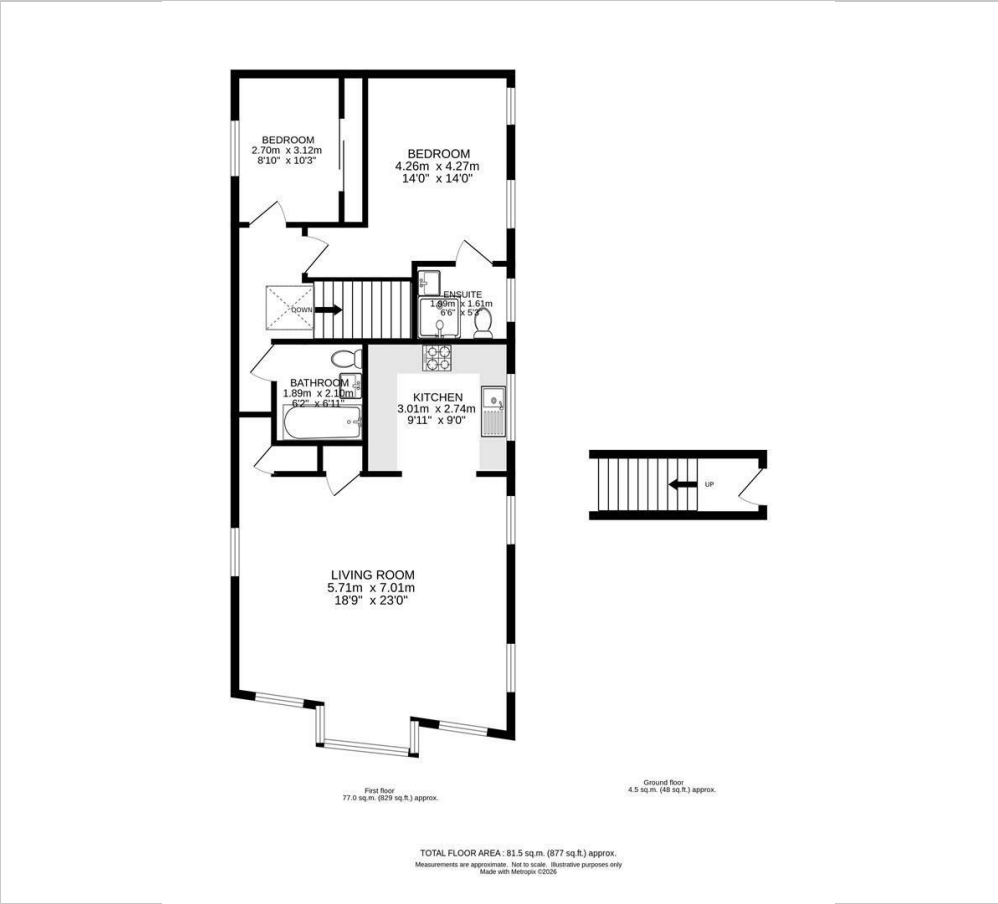
Bathroom
Neutral-coloured lino flooring, heated chrome towel rail, a wall-mounted Ideal Standard sink with a chrome mixer tap, and a wall-mounted WC, the bath is fitted with a chrome mixer tap and a separate showerhead attachment, neutral-coloured tiles are installed midway up the walls, with beige-painted walls above, the ceiling is fitted with spotlights.

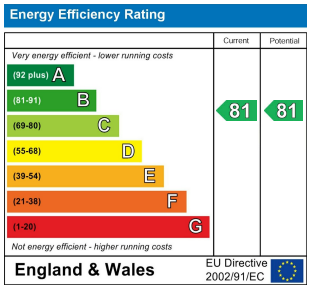
Hallway
The hallway benefits from a large skylight within the roof area, allowing natural light into the space.

General
All internal doors throughout the property are oak-effect fire doors fitted with chrome handles, the property will be fitted with new carpets throughout.
The property has a huge loft with a light for additional storage.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plans




## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

## Additional Information

The property has loft access, owner not sure if boarded, insulated, light or ladder.
Combi boiler in the door in the lounge, installed Dec 2023, serviced annually.
There is no onward chain. Owner in a care home.
Council Tax Band D
The property is on the first floor.
There is allocated space in front of property and visitor next to it.
Leasehold - Lease 107 Years.
Service Charge - £2,200.12
Ground Rent - £275

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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