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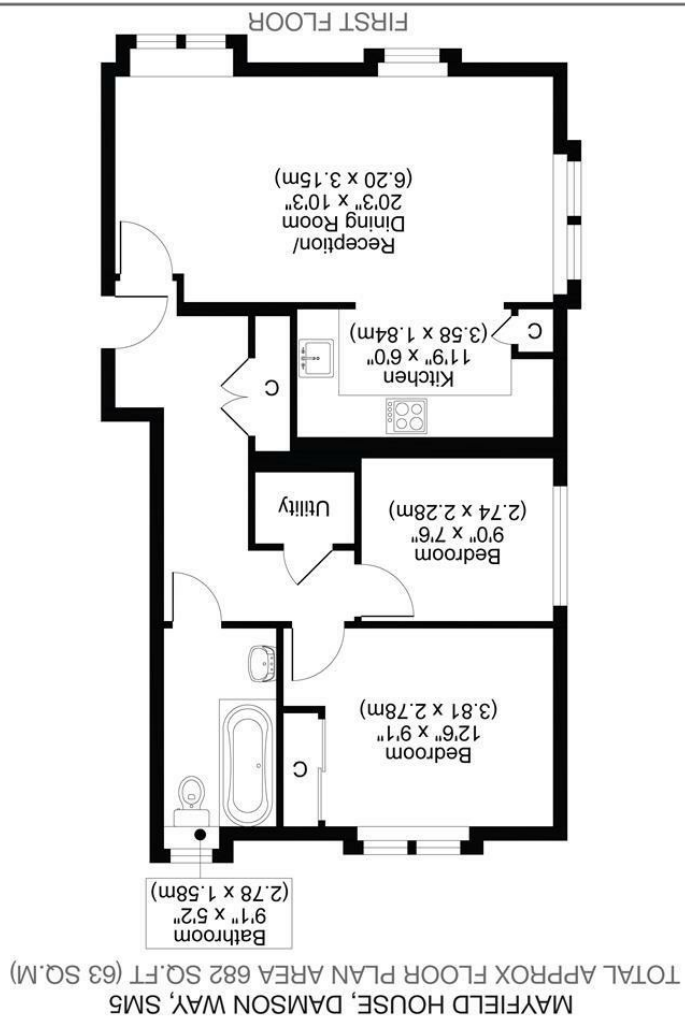
RICS

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.



CHRISTIES



DAMSON WAY, CARSHALTON BEECHES SM5 4BF

GUIDE PRICE £325,000

GUIDE PRICE - £325,000 - £350,000

CHRISTIES ARE PROUD TO PRESENT THIS BEAUTIFULLY PRESENTED, TWO-BEDROOM FIRST FLOOR APARTMENT IS ONE OF FIVE FLATS IN THE CHARACTERFUL PERIOD CONVERSION OF MAYFIELD HOUSE.

THE PROPERTY BRIEFLY COMPRISES A LOVELY BRIGHT AND AIRY DUAL ASPECT LOUNGE/DINING ROOM WITH DOUBLE GLAZED WINDOWS TO THE FRONT AND SIDE. THERE IS A MODERN FULLY FITTED KITCHEN WITH A RANGE OF HIGH GLOSS CUPBOARDS AND DRAWERS, WITH INTEGRATED APPLIANCES AND PLENTY OF WORKTOP SURFACES. THERE ARE TWO GOOD SIZE BEDROOMS AND A STUNNING, REFURBISHED BATHROOM FEATURING A LOVELY ROLL TOP BATH WITH SHOWER ABOVE.

THE PROPERTY ALSO COMES WITH AN ALLOCATED PARKING SPACE AND HAS ACCESS TO SEVERAL VISITORS BAYS CLOSE TO THE ENTRANCE. A LARGE, SHARED STORE TO THE REAR OF THE PROPERTY IS FOR COMMUNAL STORAGE & BICYCLES.

LEASE REMAINING - 111 YEARS AS ADVISED BY VENDOR.
ANNUAL SERVICE CHARGE £1,300 AS ADVISED BY VENDOR.
ANNUAL GROUND RENT £305 AS ADVISED BY VENDOR.

- CHAIN FREE
- BEAUTIFUL DEVELOPMENT
- ALLOCATED PARKING AND COMMUNAL GROUNDS
- COUNCIL TAX BAND D
- EPC RATING B

