



Cromwells

Radcliffe Gardens, Carshalton Beeches, Surrey, SM5 4PG
Guide Price £289,950

Cromwells are delighted to offer this 2 double bedroom apartment. Set in a desirable location within walking distance of Carshalton Beeches high street & mainline station, bus routes & a selection of sought after schools are also close to hand. The property boasts NO ONWARD chain, a long lease, 2 Double Bedrooms, dual aspect large Lounge/Diner, well spaced Kitchen & Bathroom. Internal viewing is highly recommended to appreciate what this property has to offer.



***NO CHAIN *2 Double Bedrooms
*Long Lease *EPC Rated C**

Communal Entrance - Secure Entry
Stairs to 2nd Floor

Front Door to:

Entrance Hallway
Carpeted, double panel radiator, 2 storage cupboards, door to:

Lounge/Diner - 18' 7" x 13' 2" (5.66m x 4.01m)

Dual aspect, double glazed windows to side & rear, Fitted cupboard, feature fireplace, double panel radiators, carpeted.

Kitchen - 14' 9" x 8' 8" (4.49m x 2.64m)

White range of wall mounted units with cupboards and drawers below, integrated oven with hob above, fitted washing machine & fridge freezer, inset stainless steel sink with matching drainer, tiled splashback, cupboard housing Worcester combi boiler, double panel radiator.

Bedroom 1 - 13' 6" x 10' 3" (4.11m x 3.12m)

Double glazed window to front aspect, carpeted, double panel radiator

Bedroom 2 - 13' 6" x 9' 6" (4.11m x 2.89m)

Double glazed window to front aspect, carpeted, double panel radiator

Bathroom

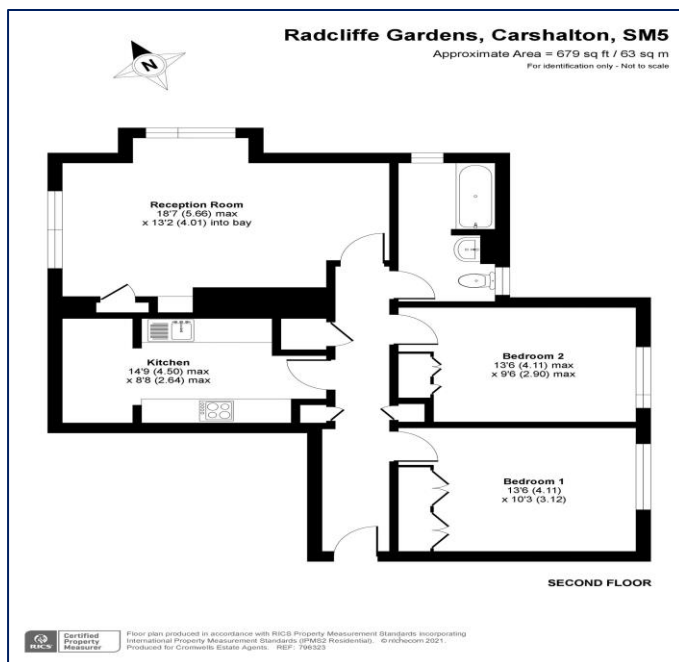
White suite, comprising panel enclosed bath with shower attachment, WC, wash hand basin with storage below, double panel radiator, dual aspect, double glazed window to side & rear.

Communal Area

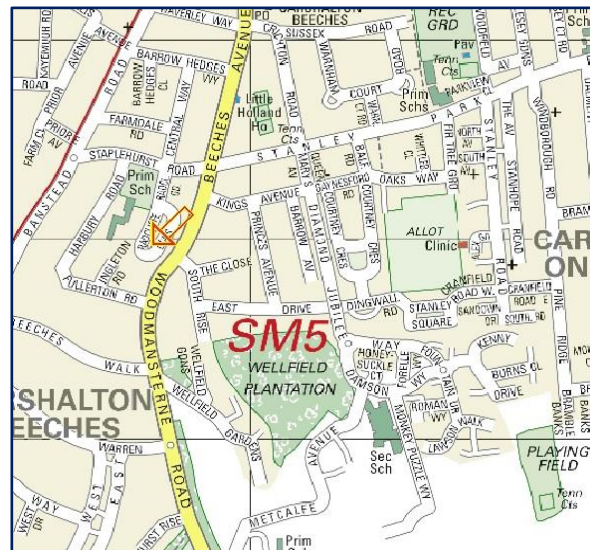
Well maintained communal gardens & lawns.

Residents Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - B

Local Authority: London Borough of Sutton

Tenure - Leasehold

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