



Cromwells

Park Hill, Carshalton, Surrey, SM5 3RS
Guide Price £220,000

A one bedroom first floor flat, providing an excellent opportunity for an investor or first time buyer. The property offers good sized accommodation, including a spacious lounge and double bedroom. It is situated close to St Philomena's school, both Carshalton and Carshalton Beeches train station, local amenities and the popular Carshalton Ponds.



- *NO CHAIN**
 - *Long Lease**
 - *Communal Gardens**
 - *Convenient Location**
-

Front Door

Opens into hallway, door leading to:

Reception Room - 16' 1" x 11' 0" (4.90m x 3.35m)

Carpeted lounge area, with double glazed window, radiator, door leading to:

Kitchen - 10' 4" x 6' 10" (3.15m x 2.08m)

White floor tiles, and white tiled splash back, worktops with cupboards and drawers below, integrated oven and hob with extractor fan above, stainless steel sink and drainer with mixer tap, double glazed window.

Bedroom - 9' 6" x 14' 1" (2.89m x 4.29m)

Good sized double bedroom, double glazed window, carpet, radiator, fitted wardrobes.

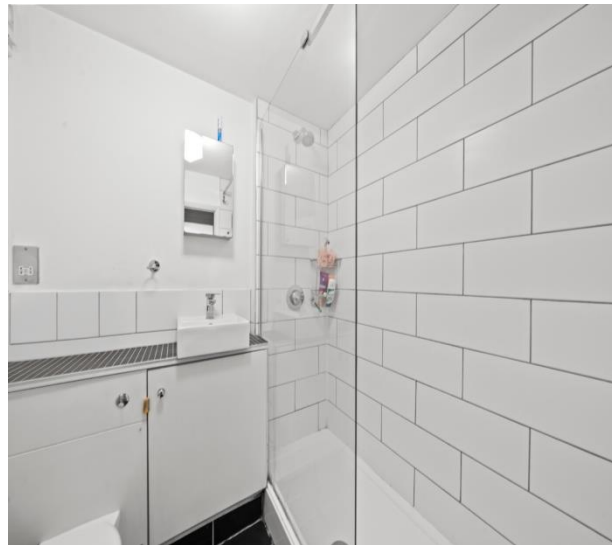


Bathroom

2 piece suite comprising of low level wc with integrated cistern and wash hand basin with cupboards below, fully tiled walk in shower.

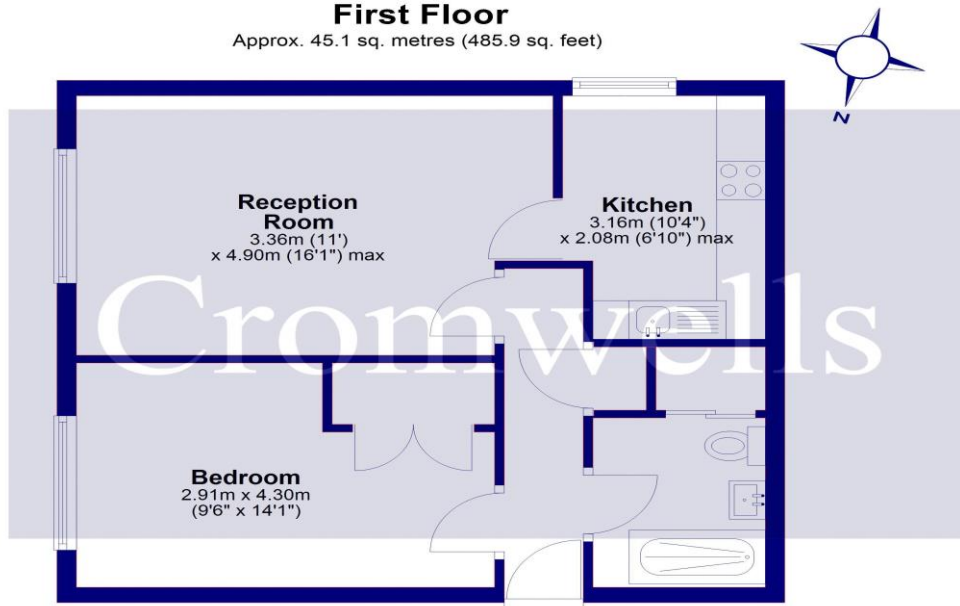
Communal Gardens

Allocated Parking Space



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 45.1 sq. metres (485.9 sq. feet)

Council Tax - B
Local Authority: London Borough of Sutton
Tenure - Leasehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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