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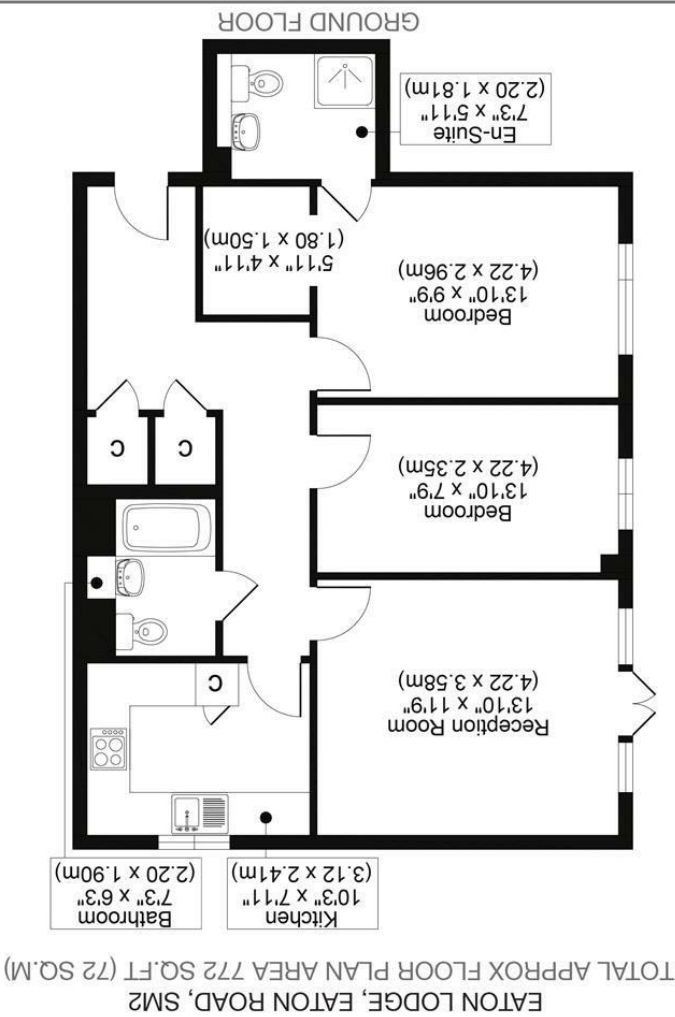
RICS

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



£350,000-£375,000

SITUATED ON THE GROUND FLOOR OF THE WELL-REGARDED EATON LODGE DEVELOPMENT ON EATON ROAD, THIS BEAUTIFULLY ARRANGED TWO-BEDROOM FLAT OFFERS A COMFORTABLE AND PRACTICAL LIVING SPACE IDEAL FOR A RANGE OF BUYERS. THE PROPERTY ENJOYS A BRIGHT AND SPACIOUS RECEPTION ROOM THAT SERVES AS A CENTRAL HUB FOR BOTH RELAXING AND ENTERTAINING, WITH DOUBLE DOORS OPENING DIRECTLY ONTO THE COMMUNAL GARDENS—PERFECT FOR ENJOYING OUTDOOR SPACE IN A PEACEFUL SETTING. A SEPARATE FITTED KITCHEN OFFERS AMPLE STORAGE AND WORKSPACE.

THE MAIN BEDROOM BENEFITS FROM ITS OWN EN-SUITE SHOWER ROOM, CREATING A PRIVATE RETREAT, WHILE THE SECOND BEDROOM IS ALSO A GENEROUS DOUBLE, IDEAL FOR GUESTS, CHILDREN, OR A HOME OFFICE. A STYLISH FAMILY BATHROOM SERVES THE REST OF THE FLAT, AND THE WELL-PROPORTIONED HALLWAY PROVIDES USEFUL STORAGE OPTIONS WITH TWO BUILT-IN CUPBOARDS.

THE LAYOUT HAS BEEN THOUGHTFULLY DESIGNED TO MAXIMISE SPACE AND FUNCTIONALITY, AND THE GROUND FLOOR POSITION ENSURES EASY ACCESS. THE FLAT ALSO COMES WITH AN ALLOCATED PARKING SPACE, ADDING TO ITS CONVENIENCE. LOCATED IN A DESIRABLE PART OF SM2, THE PROPERTY IS CLOSE TO EXCELLENT TRANSPORT LINKS, LOCAL SHOPS, AND GREEN OPEN SPACES, MAKING IT A SMART AND APPEALING CHOICE FOR MODERN LIVING.

YEARS REMAINING ON LEASE : 102 YEARS.
SERVICE CHARGES £1070.26 TWICE A YEAR AS ADVISED BY VENDOR.

- GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- CHAIN FREE
- COUNCIL TAX BAND C
- EPC RATING C

