

Wallington

020 8773 2788
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Andrews 



£1,100 PCM

Otter Drive, Carshalton
Surrey

Energy Efficiency Rating: B

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This new contemporary apartment is set within a small development ideal for a couple, sharers or a small family.



Carshalton Village is visually scenic and picturesque and has two adjoining ponds, which are overlooked by the Grade 2 listed All Saints Church, on the south side of the Victorian Grove Park. This is ideal for a stroll at the weekends or having a drink and some food in the local bars and restaurants.

The property consists of a hallway with entry phone system, wood effect laminate flooring, shoe rack and storage cupboard. Off the hallway you will find one of the double bedrooms with double wardrobe, day bed and carpet. There is a modern family bathroom with shower over the bath, WC and sink. The master bedroom comprises of a double bed, chest of drawers and wardrobe. There is also carpet throughout this room. The open plan living room/kitchen/dining room has wood effect laminate flooring and a patio door leading to your own private balcony with table and chairs which would be ideal to have a gathering with friends and family after a hard day's work. The kitchen has a four ring electric hob, electric oven, fridge/ freezer and dishwasher. The washer dryer is located in a cupboard off the living room. The property also benefits from double glazing and one allocated parking space.

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Summary

- Third floor apartment
- Lift access
- Entry phone System
- One allocated parking space
- Two double bedrooms
- Integral kitchen/living room
- No Pets or DSS
- Furnished

Highlights



Carshalton village has numerous restaurants, cafes and local supermarkets.



The Grove offers the opportunity for jogging, football, feeding the ducks a stroll or a picnic.

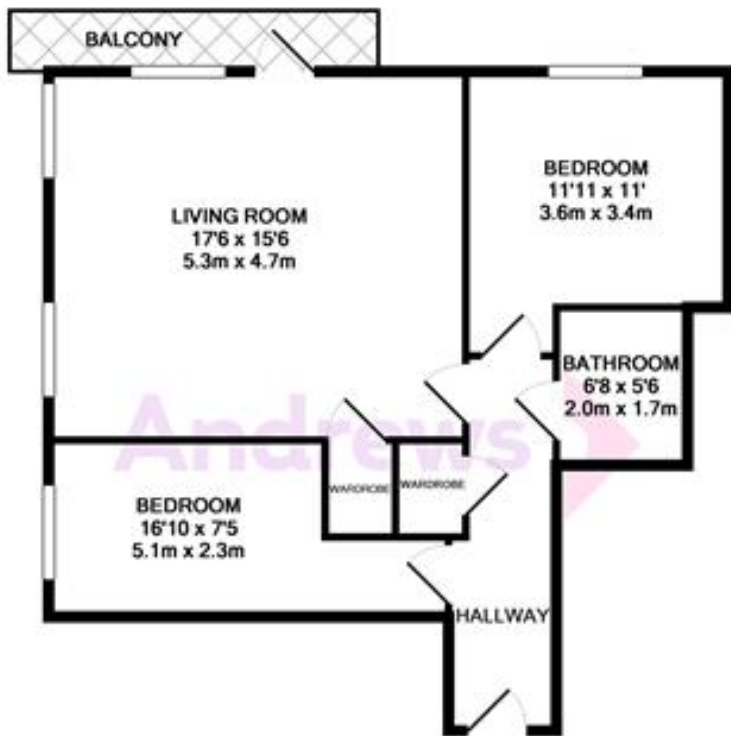


0.7 miles to Hackbridge mainline station, Zone 4.

Interested in this property?

For viewings and advice please get in touch with our Wallington branch on 020 8773 2788

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	84	84	(81-91) B	90	90
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Andrews Small Print
This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer
You might need to pay administration fees when you rent a property in England, Wales or Northern Ireland. Please contact us to find out more.

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

Tenant Fees
When you apply to rent a property that Andrews is marketing, it is important that you are aware of the fees that you will need to pay at the start of the tenancy and also any that may become payable during your tenancy. These fees are payable in addition to the rent and dilapidations deposit payable on your tenancy. All fees (where applicable) are inclusive of VAT.

- Fixed Admin Fee for First Tenant: £390.00
- Fixed Admin Fee for Second Tenant: £25.00
- Fixed Admin Fee for Additional Tenant Per Perso £25.00
- Holding Fee: £500.00
- Dilapidation Deposit: £1,100.00