



- 2 bedrooms
- High quality
- Superb fittings
- Close transport links

## Bank Avenue, Mitcham, CR4 3DU

SHARE OF FREEHOLD WITH NEW LEASE, GROUND FLOOR EXECUTIVE APARTMENT THAT IS SENSATIONAL! BRAND NEW THROUGHOUT! Available now is this high quality 2 bedroom maisonette refurbished to a very high standard. It includes, two bathrooms, underfloor heating, air conditioning unit, water conditioner, off-road parking, private garden both front and rear and much more. PLEASE SEE FULL DESCRIPTION. Located close to transport links, local shops and other amenities. EPC Rating C. Tax Band B.

**Offers In Excess Of £399,950**



## Property Description

SHARE OF FREEHOLD WITH NEW LEASE, GROUND FLOOR EXECUTIVE APARTMENT THAT IS SENSATIONAL! BRAND NEW THROUGHOUT! Available now is this high quality 2 bedroom maisonette refurbished to a very high standard. It includes underfloor heating, air conditioning unit, water conditioner, off-road parking, private garden both front and rear and much more. PLEASE SEE FULL DESCRIPTION. Located close to transport links, local shops and other amenities. EPC Rating C. Tax Band B.

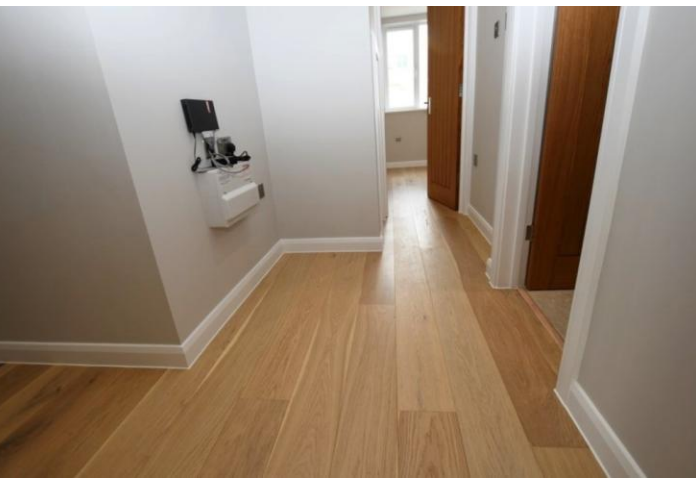
INCLUDES THE FOLLOWING FEATURES SIMPLY STUNNING AND COMPLETELY REFURBISHED TAKEN BACK TO THE BRICKWORK! Two double bedroom ground floor apartment

Top specification throughout to include the below:-

- 50mm K5 Kingspan insulation (existing walls) with K Rend system and TC10 primer and Silicon topcoat in limestone white.
- Schuco German engineered ASS70 system large section glass Bi-fold doors in anthracite grey with built in hard wired Morley blinds operated by remote function.
- Gemini Quartz Carrara Michelangelo 20mm quartz kitchen/Island worktop.
- Aquabion Water Conditioner.
- PIR Insulated floor throughout.
- Rayotec underfloor electric heating system with Heatmiser Neo-e Smart Thermostats (Gen 2).
- 18mm engineered light white oak real wood flooring.
- Solid Oak doors throughout.
- Panasonic CS-TZ35ZKEW Air Conditioning unit.







- AEG 6000 Induction Extractor Hob
- Herschel Select Glass Black Infrared Towel Heater with integrated Wi-Fi Controls in all bathrooms.
- Tp-link 8-port 10/100Mbps+3-Port Gigabit Desktop PoE + Switch.
- Just trays evolved 800mm Quad 25mm Shower Tray.
- Canyon Bone porcelain bathroom/en-suite 9.4mm tiles.
- Earth Anthracite porcelain garden paving slabs.
- 40mm high quality artificial grass.
- Electric Car charging cabled set up

LEASE A new lease will be issued to the buyer upon completion.

SERVICE CHARGE N/A.

GROUND RENT N/A.





**Ground Floor**  
 Floor area 70.1 m<sup>2</sup> (755 sq.ft.)

**TOTAL: 70.1 m<sup>2</sup> (755 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements