

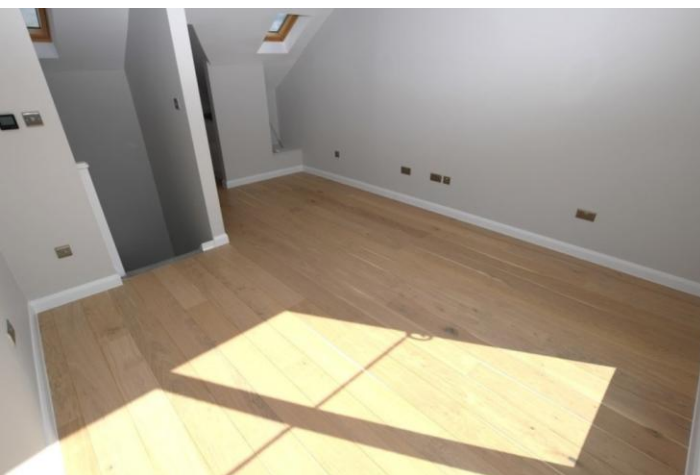


- 2 bedroom
- High quality
- Electric Car charging cabled set up
- Close transport links

## Bank Avenue, Mitcham, CR4 3DU

SHARE OF FREEHOLD WITH NEW LEASE, STUNNING EXECUTIVE STYLE FIRST FLOOR APARTMENT. AMAZING TOP SPECIFICATION AND 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, solid oak doors throughout 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 £329,995**



## Property Description

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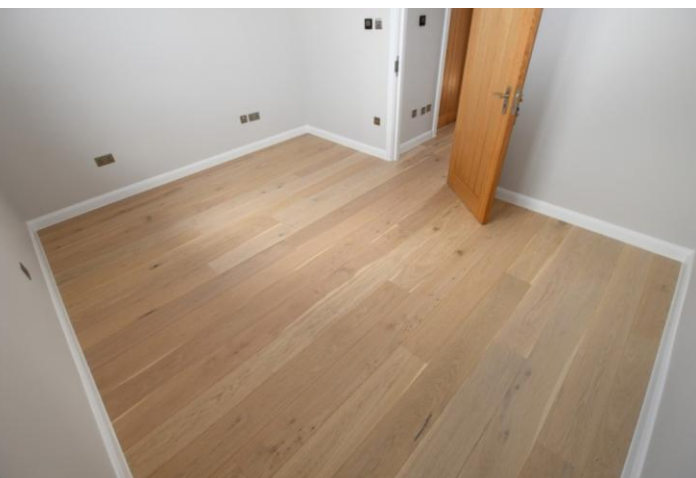
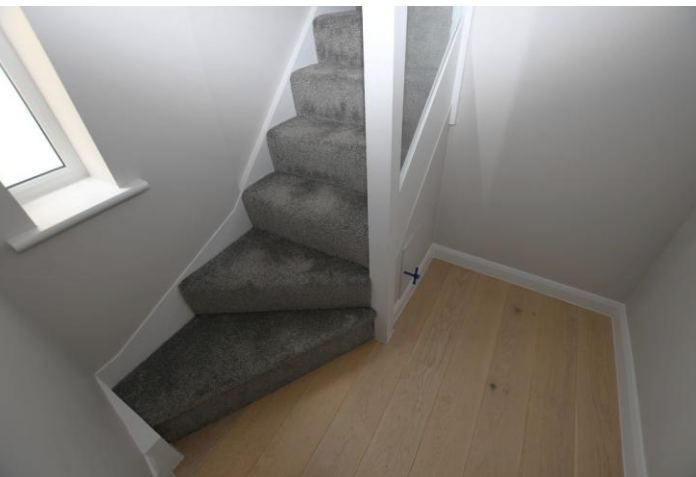
EPC Rating C. Tax Band B.

INCLUDES THE FOLLOWING FEATURES The current owner has completely renovated the existing property and taken the property back to the bare brick to create a one of a kind property with no expense spared throughout.

The property has its own private entrance which makes way to a beautiful modelled staircase with tempered glass and chrome fittings leading to the first floor where you will find two double bedrooms with underfloor heating and individual controls and a family bathrooms/wc. To the next floor there is a bright and airy living room with glass Juliette balcony and a wonderful modern new fitted kitchen with quality appliances built in and high ceilings.

TOP SPECIFICATION COMPRISES BELOW:-

- 50mm K5 Kingspan insulation (existing walls) with K Rend system and TC10 primer and Silicon topcoat in limestone white.
- Gemini Quartz English White 20mm quartz kitchen worktop.
- BEKO induction Hob.
- Aquabion Water Conditioner.
- dB Matting 15mm high performing acoustic underlay for high levels of impact and sound reduction.



- 18mm engineered light white oak real wood flooring.
- Solid Oak doors throughout.
- Custom sized framless juliet balcony glass with BalcoNano Coating;
- Rayotec underfloor electric heating system with HeatMiser Neo-e Smart Thermostats (Gen 2).
- Panasonic CS-TZ35ZKEW Air Conditioning unit.
- 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.
- Canyon Bone porcelain bathroom/en-suite 9.4mm tiles.
- Electric Car charging cabled set up

This is a property that must be viewed to be appreciated!  
CALL US NOW

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

SERVICE CHARGE N/A.

GROUND RENT N/A.



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.co.uk](http://www.propertybox.co.uk)

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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