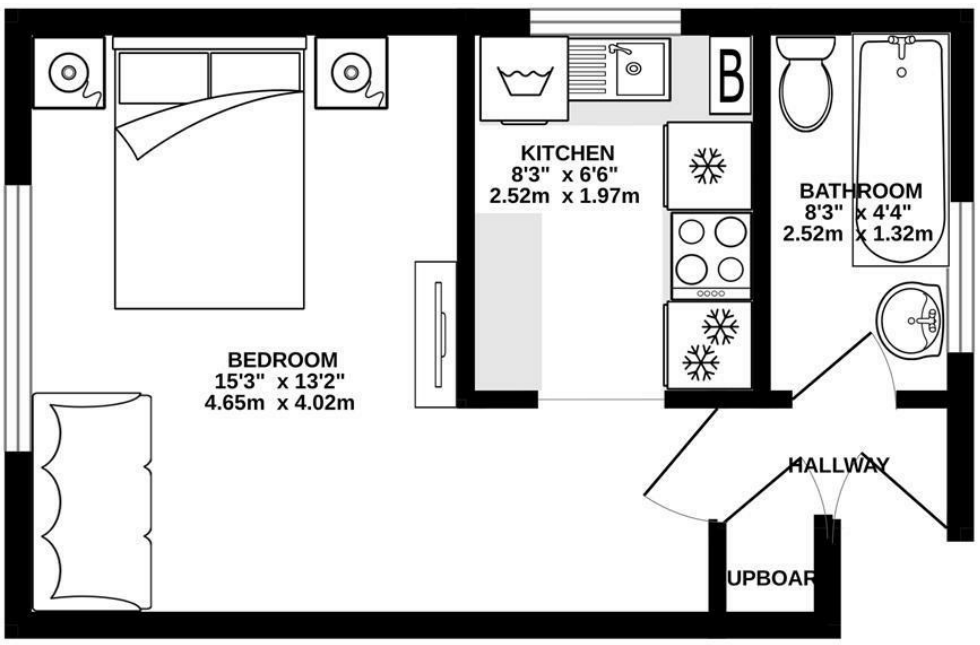
Flat 9, 17 Wales Avenue, Carshalton, SM5 3QN **£185,000**



SILVERMAN BLACK
PROPERTY SPECIALISTS

FIRST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 265 sq.ft. (24.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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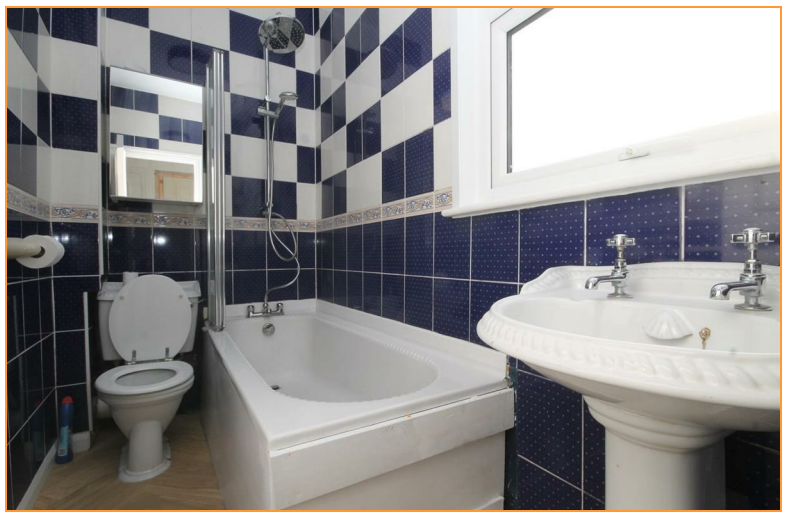

17 Wales Avenue

Carshalton, SM5 3QN

£185,000

Silverman Black are pleased to present this vacant, studio apartment, with share of freehold and a long lease with 962 years remaining and low service and maintenance charges of under £1000 per annum. The property is comprised of a small entrance hall with storage cupboard, a three piece suite bathroom, well proportioned kitchen with breakfast bar and white goods including fridge, freezer and washing machine and a large studio room with space for bedroom and sitting furniture. Other benefits include an allocated parking space, communal gardens, gas central heating and access to the attic for additional storage. Located in a quiet residential road, the studio apartment provide easy access to both Carshalton Beeches BR Station (0.4 miles - 5 min walk) and Carshalton Main BR Station (0.7 miles - 15 min walk) which provide fast service access to Central London in under half an hour, while local bus routes are at the end of the road and local shops are under half a mile distance. EPC rating of 68 (D) and potential rating of 72 (C) and Council Tax Band "B". A perfect property for First Time Buyers or Investors looking to expand their portfolio. Call today to arrange your viewing. In accordance with the Estate Agents Property Act 1991 we declare that the vendor of this property has an existing relationship with Silverman Black

- Studio apartment offered with vacant possession and no onward chain.
- Share of freehold, long lease (962 years remaining) and low service and maintenance charges of £960 per annum.
- Gas central heating and access to attic.
- Three piece suite bathroom, kitchen with breakfast bar and white goods.
- Well proportioned studio room with space for bedroom and living furniture.
- Council Tax Band "B" .
- EPC Rating: Current 68 (D) / Potential 72 (C).
- Easy access to local transport links and local shopping facilities.
- Call today to arrange your appointment.
- In accordance with the Estate Agents Property Act 1991 we declare that the vendor of this property has an existing relationship with Silverman Black







