74 Ferndale Crescent, Carshalton, SM5 2FN

2 1 1

Guide price £310,000

Cromwells
ESTATE AGENTS

74 Ferndale Crescent

Carshalton, SM5 2FN

Cromwells Wallington are pleased to offer this larger than average two bedroom contemporary apartment, located in a popular modern development in Carshalton. This beautifully presented home offers a spacious open plan living, kitchen and dining area, ideal for entertaining family and friends, and a private balcony which offers the perfect place for relaxing.

The property also features two excellent sized double bedrooms, a well appointed bathroom, and good storage. Furthermore, there is residents parking and a videophone security entry system for peace of mind.

Ferndale Crescent offers excellent access to local shops and amenities. There are great transport links with Hackbridge mainline train station within walking distance with it's fast links into Central London, and various bus links nearby connecting Sutton, Wallington, Morden and beyond. For those looking for local green space to enjoy, the beautiful Wandle Trail is close by. Don't miss the opportunity to make this elegant flat your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.

NOTE : This is a shared ownership property, currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer. Buyers can either purchase as shared ownership from current share (75%) and upwards or the full 100% can be purchased.

Accommodation

Security phone entry system, door into communal hallway. Stairs to 2nd floor and property entrance.

Entrance Hall

Video phone security entry system, laminate flooring, radiator, two large storage cupboards, one with space and plumbing for washing machine and tumble dryer.

Living Dining Area

Laminate flooring, radiator, double glazed doors and window leading out to private balcony,

Kitchen

Range of modern white fitted kitchen units and drawers, laminate worktop, one and a half bowl stainless steel sink with chrome

mixer tap, integrated oven and electric hob with extractor hood above, space for fridge freezer, tiled splashback, vinyl flooring.

Bedroom One
Laminate flooring, radiator, double glazed window to front aspect

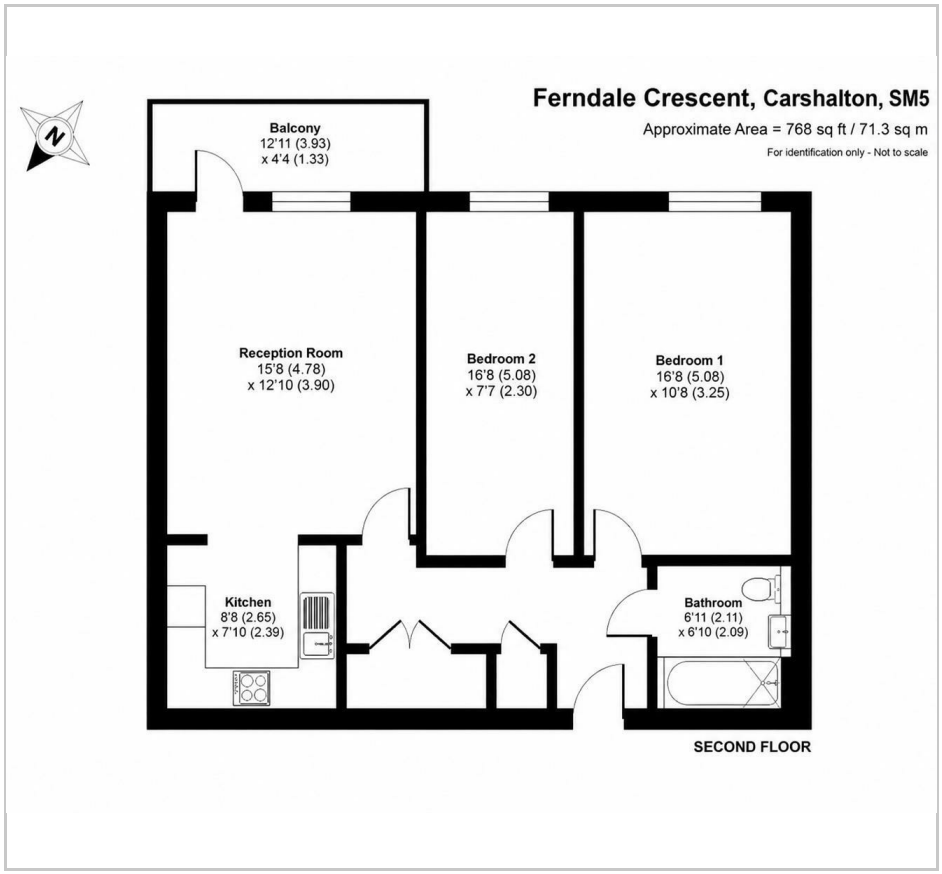
Bedroom Two
Feature panelled wall, laminate flooring, radiator, double glazed window to front aspect

Bathroom
Three piece suite comprising enclosed bath with shower screen and chrome mixer tap and shower head attachment, wash hand basin with chrome mixer tap, WC, heated chrome towel rail, vinyl flooring, part tiled walls, shaver point, extractor fan.

Outside
Residents unallocated parking.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Additional Information

- vendors upsizing locally, to find.

- Parking spaces outside the block are for residents and unallocated.

- Large utility cupboard in hallway has washing machine and tumble dryer as well as storage.

- Community heating system (gas), which powers hot water and heating into each flat. Temperature can be controlled with internal control in the flat. Energy efficiency rating overall is C

- Lease 113 years, Ground rent £250 per year and Service charges £1761.84 annually

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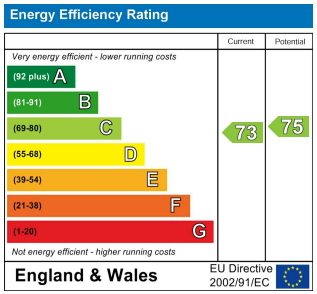

Viewing

Please contact our Cromwells Office on
0208 647 4422
if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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