

£310,000 Leasehold

Ferndale Crescent, Carshalton, London SM5 2FG



- Second Floor (building has a lift)
- Two Good-Sized Double Bedrooms
- South East Facing Balcony
- Walking Distance to Hackbridge Station
- Approx. 700 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Communal Parking
- Carshalton Station Within Easy Reach

GENERAL DESCRIPTION

A well-presented, two-bedroom apartment on the second floor (building has a lift). The property features a reception room with open-plan kitchen area and a south-east-facing balcony. There is a main bedroom with windows on two sides, a second comfortable double bedroom, a simple white-tiled bathroom and useful storage space in the hall. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Hackbridge is the nearest station and Carshalton Station is also within easy reach. There are a large number of communal parking spaces throughout the development.

Tenure: Leasehold (125 years from 01/03/2012).

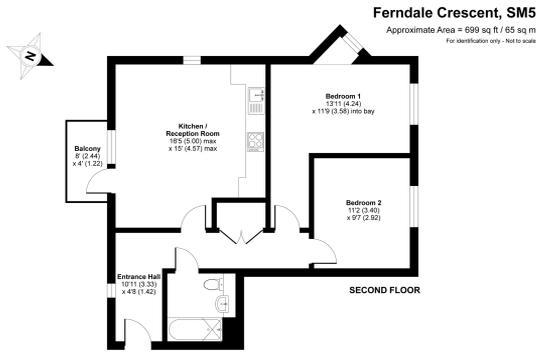
Service Charge: £158.47 per month (subject to annual review).

Ground Rent: £75.00 for the year.

Council Tax: Band C, London Borough of Sutton.

Please Note: This property is 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.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception
16' 5" max. x 15' 0" max. (5.00m x 4.57m)

Kitchen
included in reception measurement

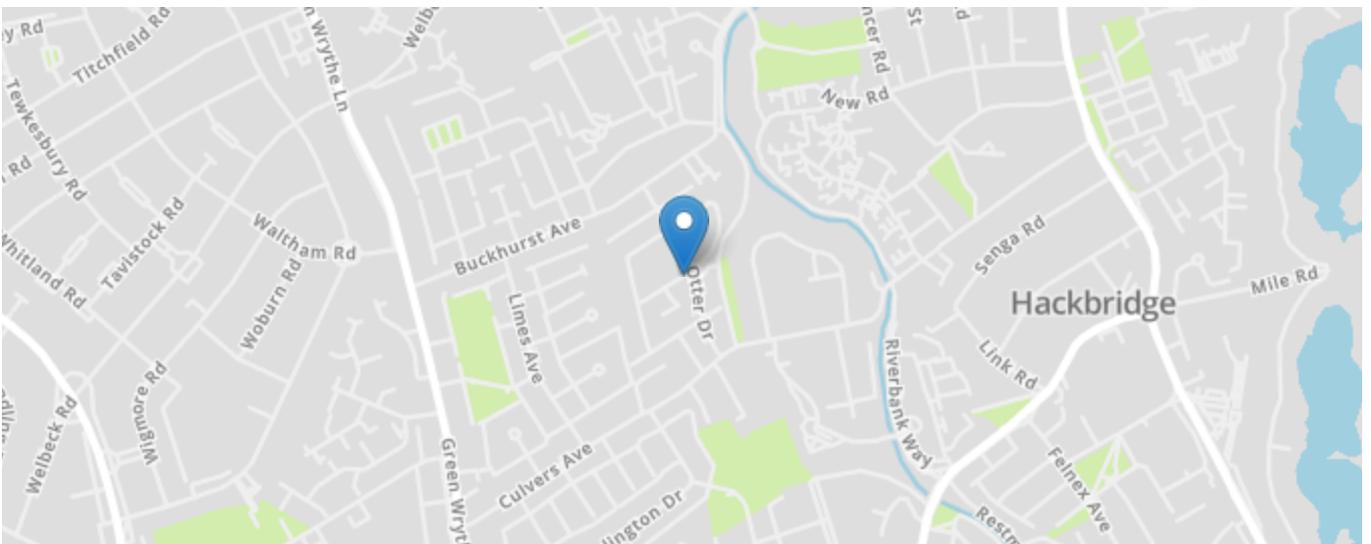
Balcony
8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom 1
13' 11" x 11' 9" into bay (4.24m x 3.58m)

Bedroom 2
11' 2" x 9' 7" (3.40m x 2.92m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.