

Otter Drive Carshalton, SM5 2FH

WILLIAMS HARLOW ARE EXCITED TO PRESENT A STUNNING NEW APARTMENT IN CARSHALTON TO THE MARKET. Situated on the third floor of a modern block in a new development located close to all the local amenities. Consisting of two double bedrooms, 1 large family bathroom and an open-plan kitchen-diner with direct access to a private balcony. Further benefits include secure video-phone entry and a gated, allocated car parking space. Available late October on an unfurnished basis.

£1,300 PCM



OUTSIDE

Modern quiet development close to local transport links

ENTRANCE

Secure video phone entry to block

FRONT DOOR

Lift access to third floor with door leading into

HALLWAY

Wood floored hallway providing access to all rooms

LOUNGE-KITCHEN

Fully equipped kitchen with open-plan layout incorporating the lounge area with wood flooring throughout and access to

BALCONY

Private balcony accessed from the lounge

BEDROOM ONE

Carpeted double bedroom with double-glazed window

BEDROOM TWO

Double sized room with double-glazed window

BATHROOM

Family bathroom with shower over bath, WC and basin. Additional utility cupboard with washing machine in situ

COUNCIL TAX

Council Tax Band C (£1,650.27) 2021 / 22



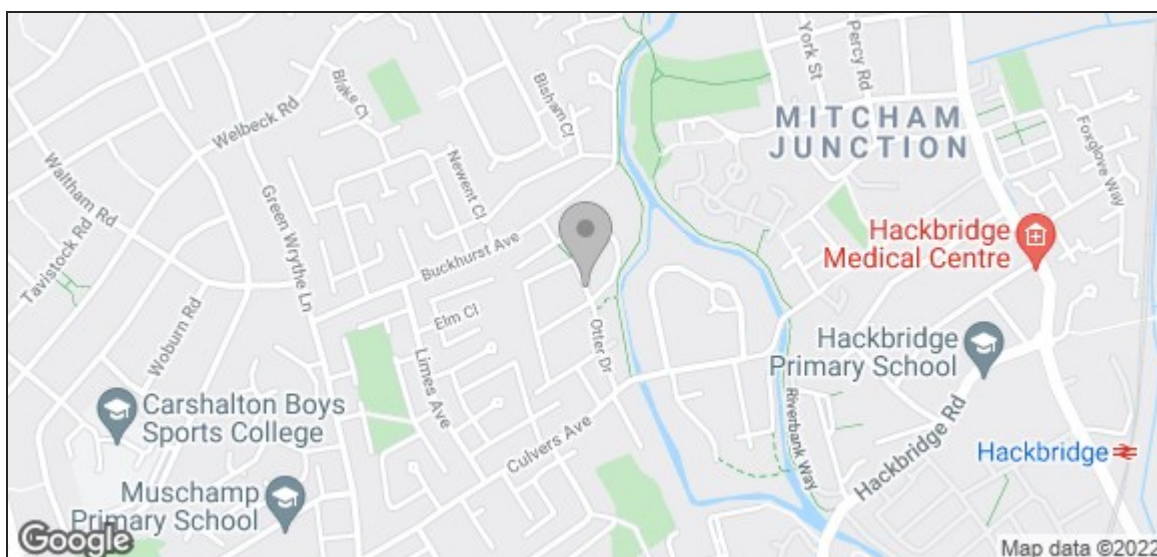


Third Floor = 655 sq ft

Approximate Gross Internal Area
THIRD FLOOR = 655 sq ft / 60.85 sq m
Total = 655 sq ft / 60.85 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC