

Park Hill Close, Carshalton Beeches,

Offers In Excess Of £255,000 - Leasehold

WILLIAMS HARLOW

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Williams Harlow Cheam - A first floor conversion flat in a wonderful period building. The flat is good condition and well presented and most importantly a home. This will make a loving nest for anyone. With parking and communal gardens, a the walk to Carshalton Village shops and restaurants, the benefits are clear. Offered without an onward chain and ready to view.

The Property

Entering via the communal door complete with entry phone system, you journey up the flight of stairs to the first floor. Once inside the flat the layout is simple, two bedrooms, bathroom, lounge and kitchen. The décor is modern and neutral. With high ceilings, large windows and a sense of character at every turn, the property is charming.

Outside Space

With communal gardens to the front and rear of the building, there is also parking to the rear of the building.

The Local Area

Carshalton Village is a gem within the wider Sutton area. A historic town with a high-street, train station, parks and as strong sense of community its a lovely place live. Local schools are of a high standard and attract buyers from far and wide. Overall a greater London town which blends Surrey and London together.

Why You Should View

Offered without an onward chain, this is an ideal buy as your first purchase or even a down size. The added convenience of the location is super helpful for the everyday commute to central London or just strolling back from the local pubs or restaurants after hours.

Vendor Thoughts

"This has been a happy home for me. The second bedroom has allowed me flexibility to have a flat mate and work from home at different times"

Features

Two Bedrooms - 1st Floor - Period Character - Entry Phone System - Parking - Communal Gardens -

Benefits

No Onward Chain - Walk To Carshalton Village - Walk To Train Station - Bus Routes On Hand - Long Lease - Character Architecture

Local Schools

St Philomena's Catholic High School for Girls State School Ofsted: Good 0.1 miles
St Mary's RC Junior School State School Ofsted: Good 0.2 miles
St Mary's RC Infants School State School Ofsted: Good 0.2 miles
Carshalton High School for Girls State School Ofsted: Good 0.4 miles

Local Transport

Trains
Carshalton Station 0.3 miles
Carshalton Beeches Station 0.5 miles
Sutton (Surrey) Station 0.9 miles
Buses
157 - Morden to West Croydon
407 - Caterham to Sutton
127 - Tooting to Purley
S3 - Malden Manor to Sutton Hospital
SL7 - Heathrow to West Croydon

Lease and Costs

153 Yrs to run, £1,609.00 Service charge, £180.00 Ground rent

EPC And Council Tax

C and C

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

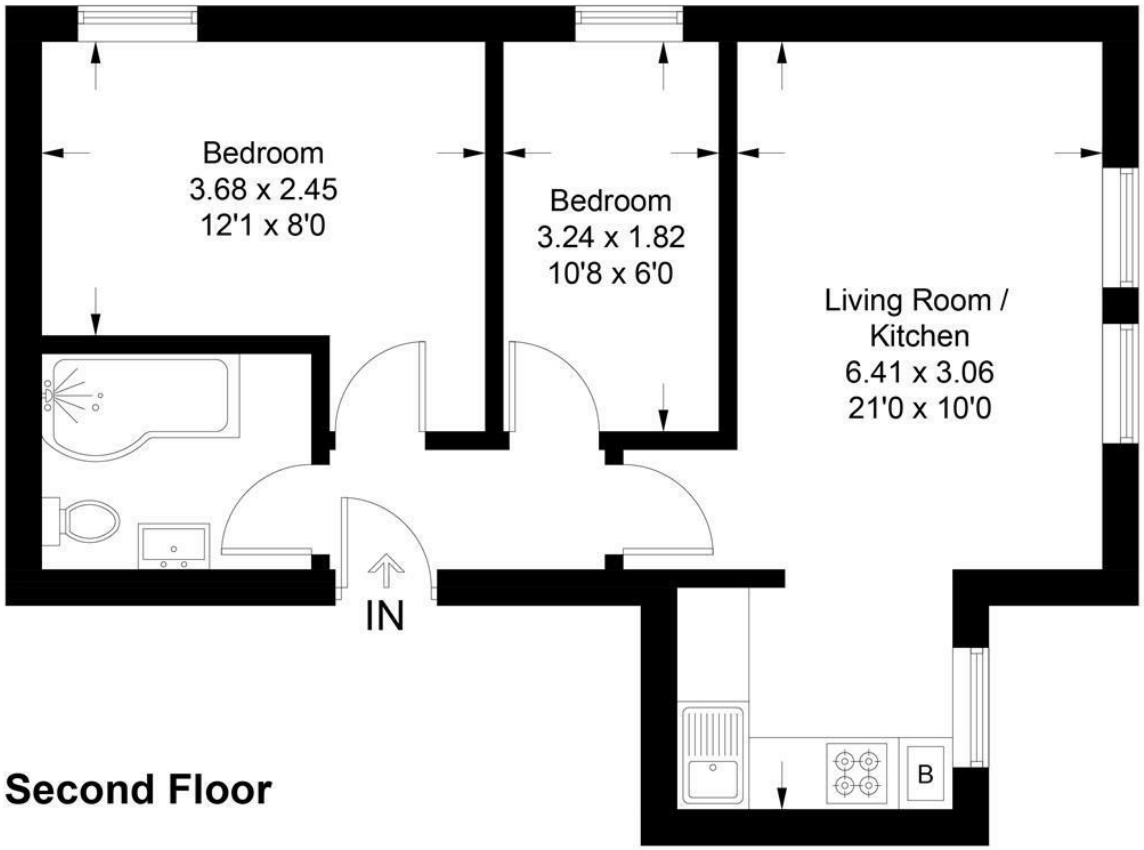


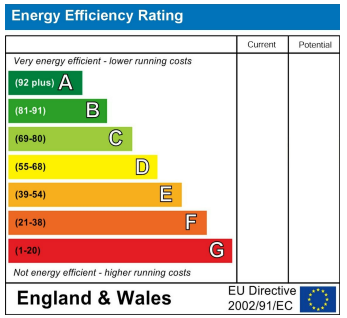
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Approximate Gross Internal Area = 43.7 sq m / 470 sq ft





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 decisions reliant upon them. (ID1287000)

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