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Rossignol Gardens, Carshalton, SM5 2ED

£220,000

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NO ONWARD CHAIN AND SHARE OF FREEHOLD - This brilliant one-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 474 square feet, this larger style flat is situated on the top (second) floor, providing a sense of privacy and tranquility.

The flat benefits from an allocated parking space along with visitor parking. With a lease in excess of 990 years and a share of the freehold, this property presents an excellent opportunity for both first-time buyers and investors alike. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Location is key, and this flat does not disappoint. It is conveniently close to various bus routes, making commuting a breeze. Furthermore, two mainline stations are within easy reach, providing quick access to central London and beyond. Local shops are also nearby, ensuring that all your daily necessities are just a stone's throw away.

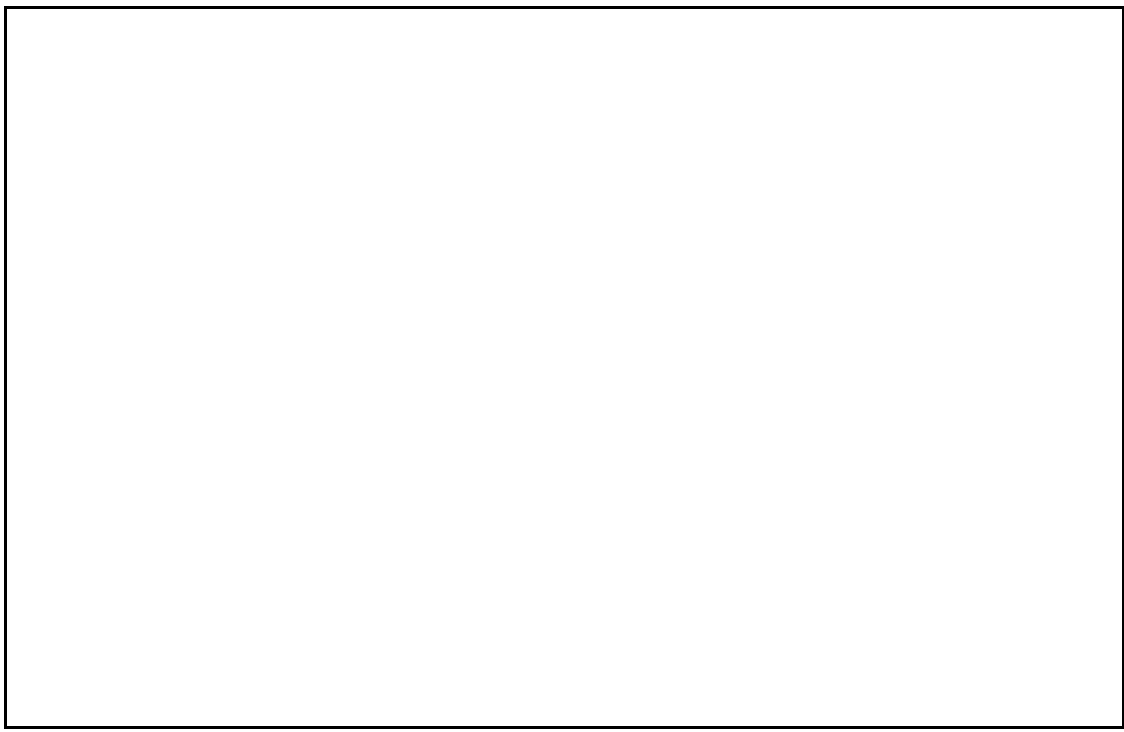
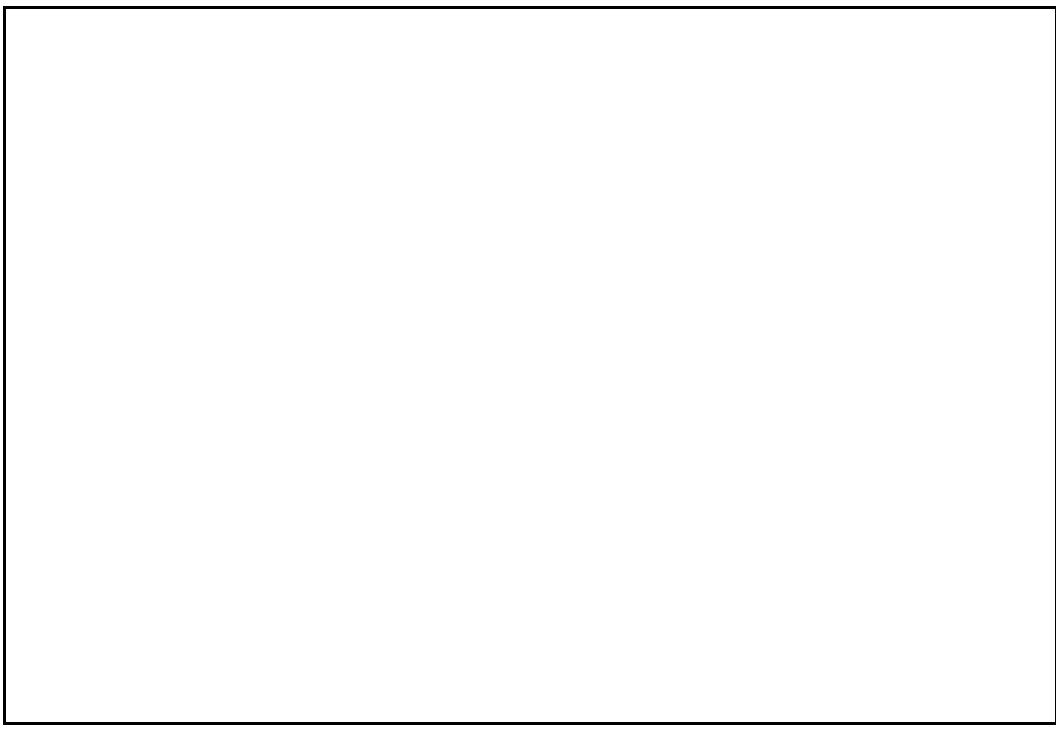
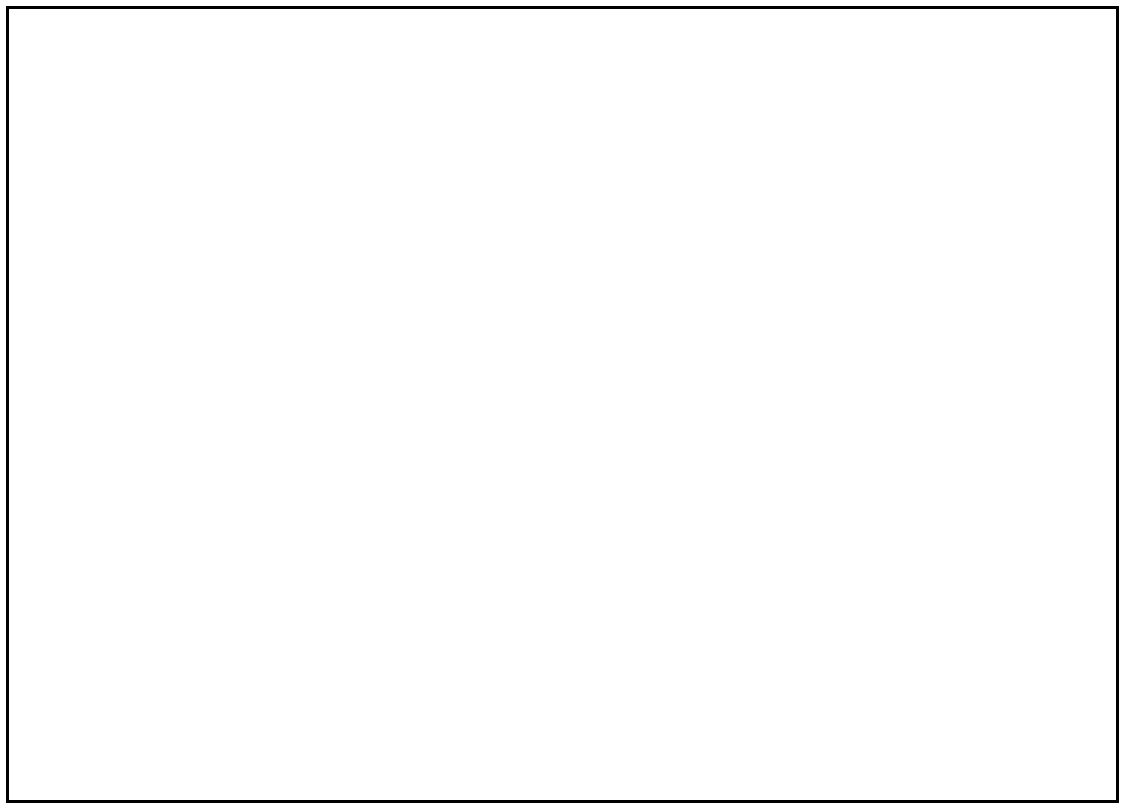
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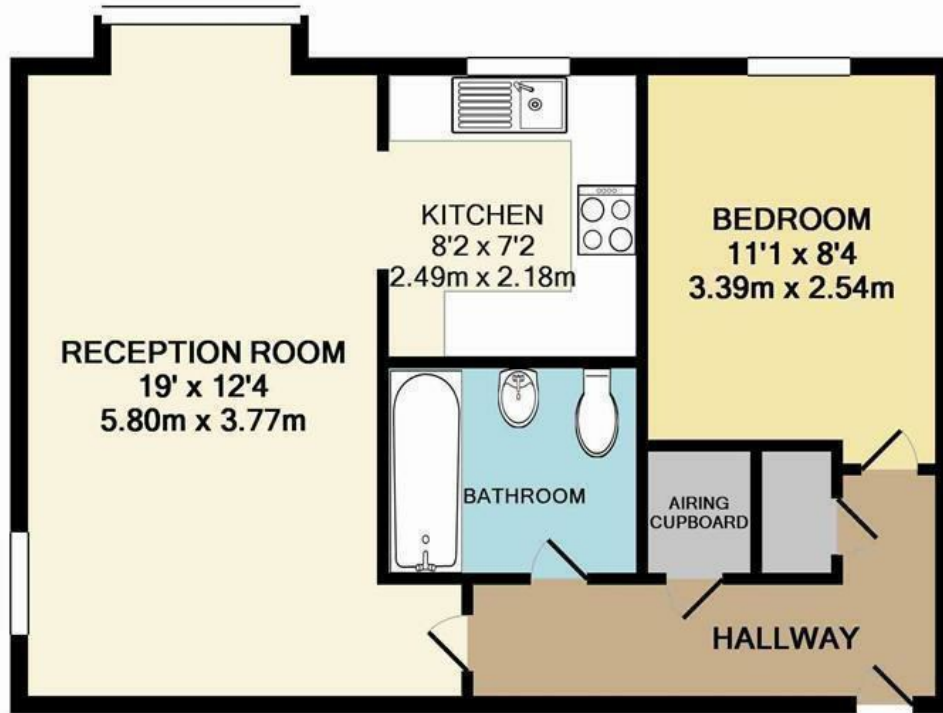


KEY FEATURES

- VERY LONG LEASE WITH SHARE OF FREEHOLD
- LARGER STYLE ONE BEDROOM FLAT
 - TOP FLOOR
 - DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- CLOSE TO MAINLINE STATION
- EXCELLENT, POPULAR LOCATION
 - NO ONWARD CHAIN



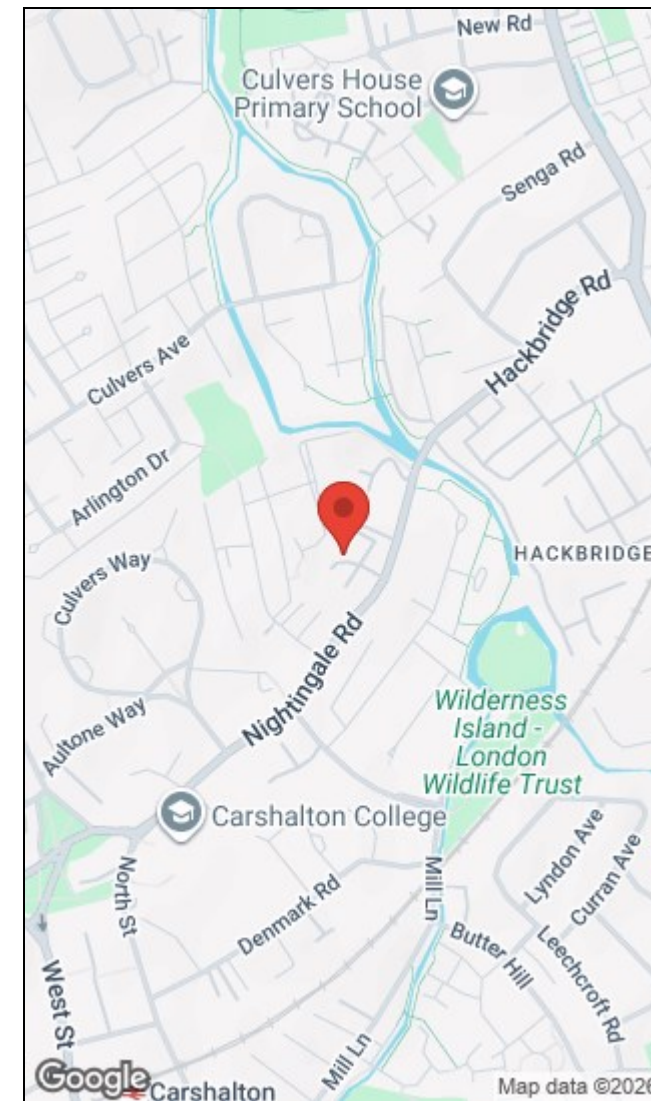




Total Approx. Floor Area 474 Sq.Ft. (44.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) 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			
	74	80	
			51
			58
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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