



## Ruskin Road

Carshalton, SM5 3DD

£1,300 Per Calendar Month



AVAILABLE FROM 3rd JULY, UNFURNISHED - Hunters are pleased to offer this well presented, one bedroom ground floor garden maisonette situated opposite Carshalton Park in Carshalton Village. The property benefits from a patio garden which is accessed directly from the bedroom and also has a side-access gate. There is off road parking to the front.



LOUNGE/KITCHEN 13'4" x 13'2" (4.06 x 4.01)

BATHROOM 7'10" x 4'9" (2.39m x 1.45m)

BEDROOM 12'10" x 12'2" (3.91 x 3.71)

GARDEN 12'3" x 10'10" (3.73m x 3.30m)

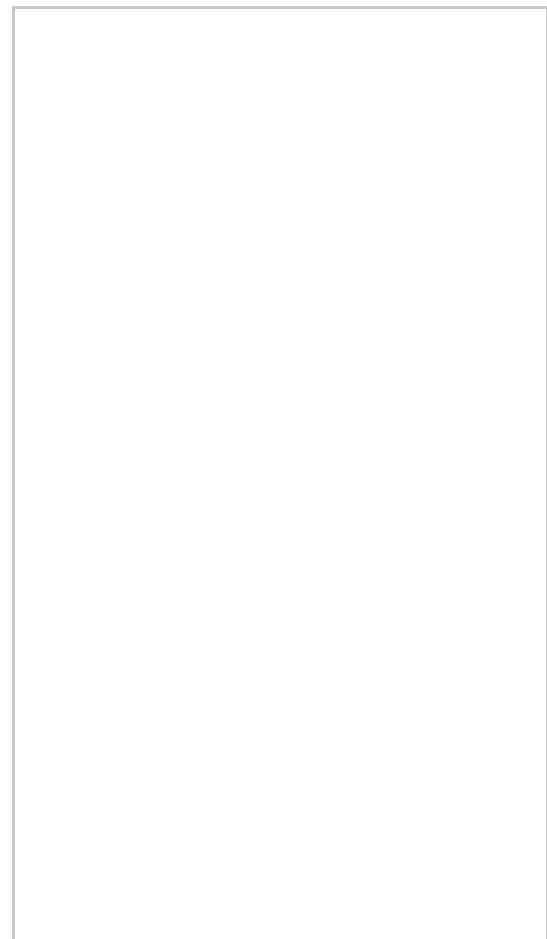
#### Material Information

Council Tax Band C - £1,925.49

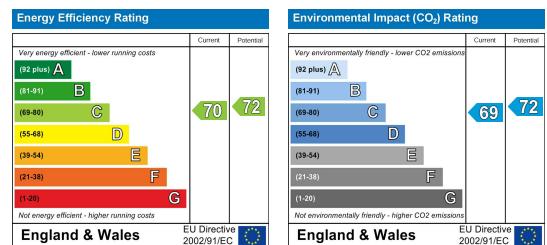
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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