**102 Culvers Retreat, Carshalton, SM5 2BE**

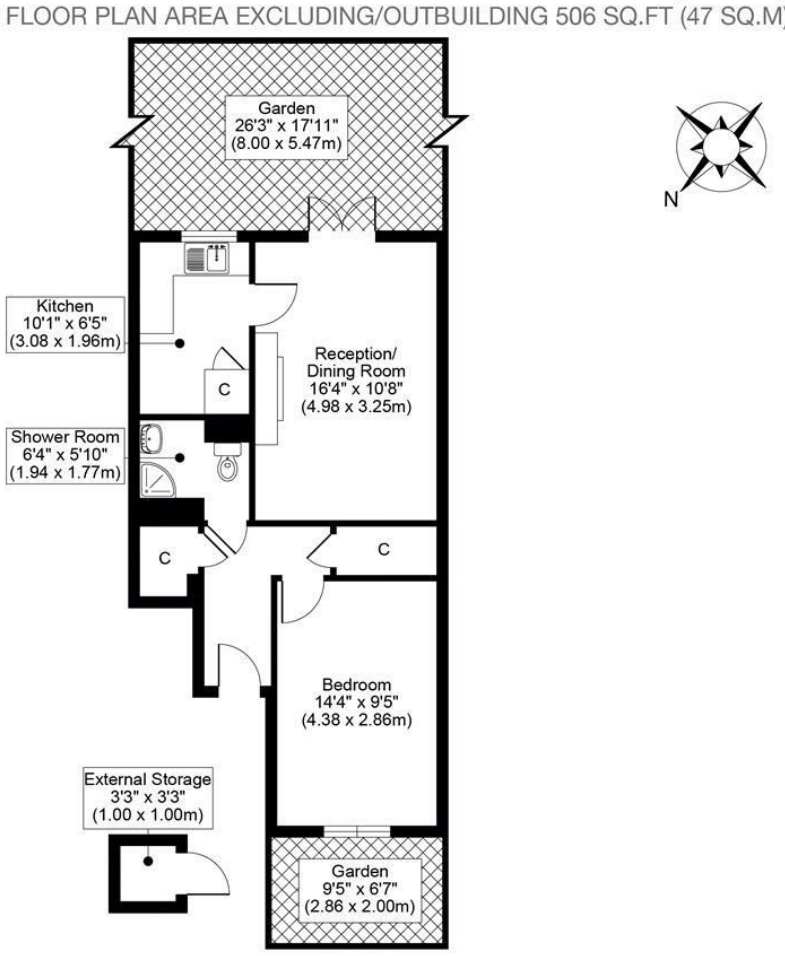
**Price Guide £240,000**

SILVERMAN BLACK
PROPERTY SPECIALISTS

CULVERS RETREAT, SM5

TOTAL APPROX FLOOR PLAN AREA INCLUDING/OUTBUILDING 517 SQ.FT (48 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING/OUTBUILDING 506 SQ.FT (47 SQ.M)




GROUND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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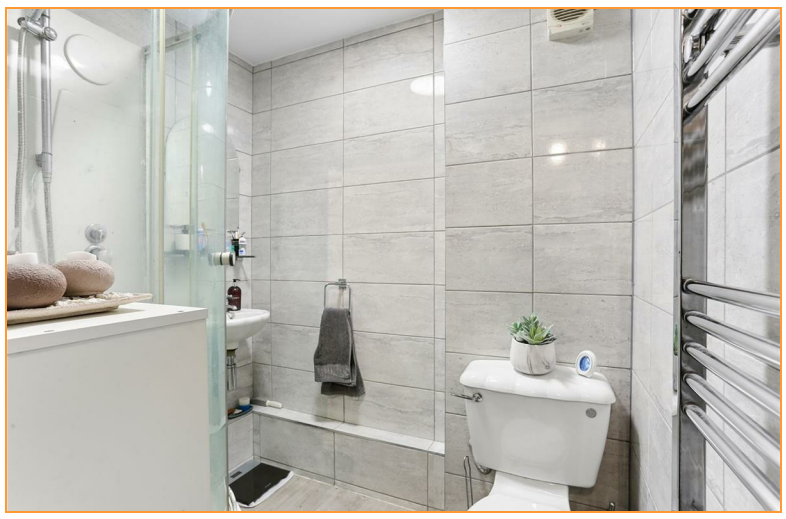
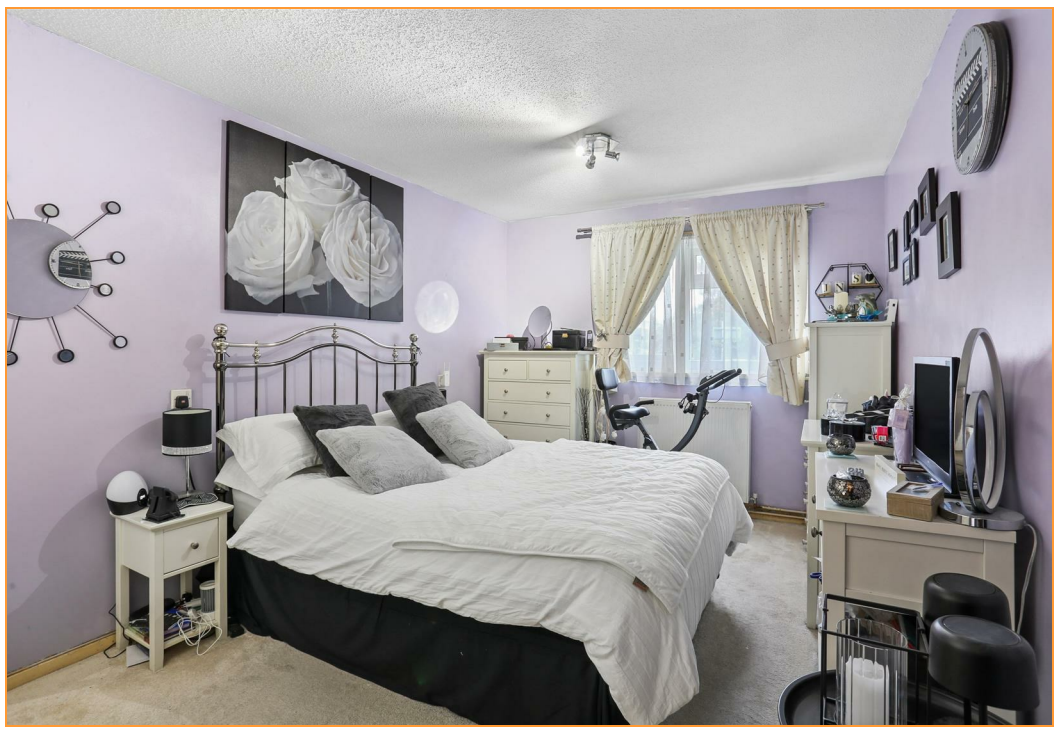
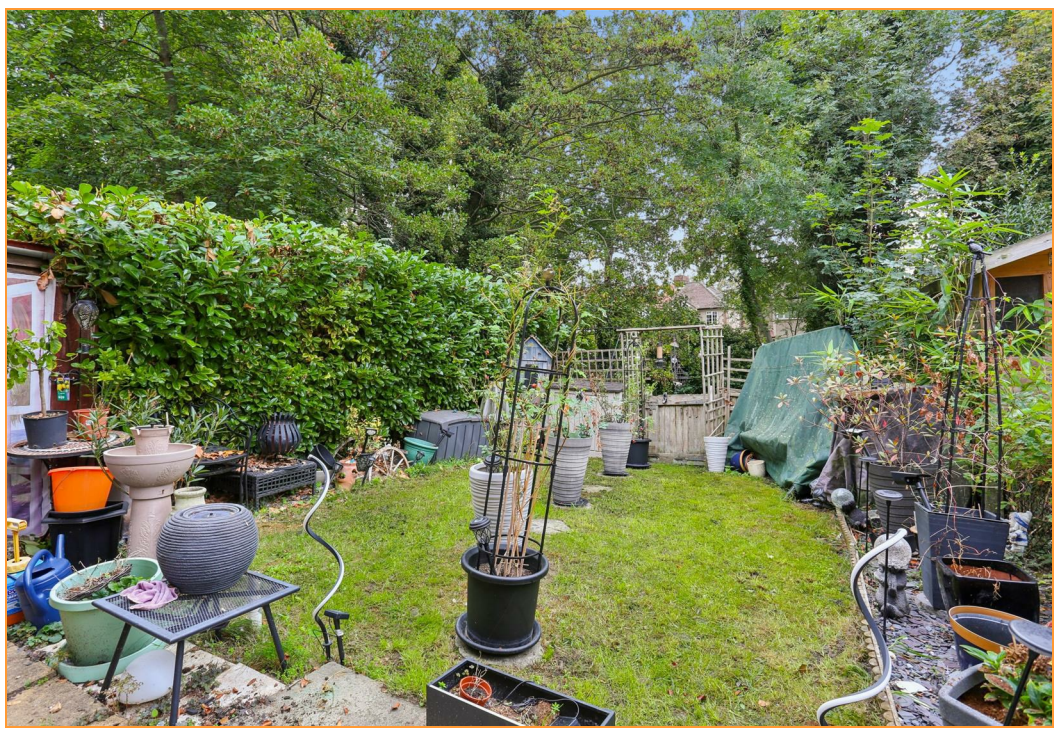


# 102 Culvers Retreat

Carshalton, SM5 2BE

**Price Guide £240,000**

Silverman Black is delighted to offer this generously proportioned one bedroom, ground floor garden maisonette, located in a quiet cul-de-sac within easy reach of Hackbridge and the local BR station. Internally, the property comprises a good size entrance hall, with two deep storage cupboards, a large living/dining room, a separate fitted kitchen, one sizable double bedroom and refitted shower room - whilst externally, the apartment has a small front garden, close to a 30 ft mature rear garden and an extra brick built storage shed to the front - ideal for storing prams and bikes! In addition, there is access from the rear garden to a pleasant riverside seating area - where you can watch the River Wandle meander past. Other benefits include residents parking (on a first come basis), gas/radiator central heating, double glazed windows and doors, a renewed lease with around 173 unexpired on the current term, a peppercorn ground rent and low service charges at around £800 pa (£67 pcm). Overall - a fantastic first home in an idylic location. In terms of facilities, there is a local supermarket located on the corner of Culvers Avenue and Otter Drive - less than 5 minutes walk away - whilst there is a footpath almost opposite, leading directly to Riverbank Way and the Hackbridge Road - meaning that you are less than 20 minutes walk from all of the facilities of the village centre, the recently opened Lidl superstore and Hackbridge BR station, which affords easy, fast access to Clapham Junction and London Victoria in approximately 30 minutes. Viewing of this lovely riverside apartment is very highly recommended - so call today to book your appointment to visit.

- A generously proportioned one bedroom, ground floor maisonette with a sizable private garden, backing onto the River Wandle
- Accommodation comprises an entrance hall with two deep storage cupboards, a good size living room, separate kitchen, one large double bedroom and a refitted shower room
- Externally, the apartment has parking (on a "first come" basis), a small front garden, a brick built storage shed for bikes & prams and a mature, well stocked rear garden extending almost 30 ft
- From the rear garden, a tranquil riverside seating area can be accessed - a real bonus in the Summer months
- Other benefits include a long lease - 180 years with around 173 years left unexpired on the term, a peppercorn ground rent and service charges of only around £800 pa
- Tenure: Leasehold; Council Tax band: "B"; EPC rating: "C" (77/78)
- Local facilities are available less than 5 minutes walk away - Hackbridge is accessed via a well used footpath giving access to Riverbank Way and Hackbridge village
- Hackbridge BR station is just under 20 minutes walk away (1 mile) and affords fast & easy access to Clapham Junction, London Victoria and The City
- Viewing of this exceptional flat is highly recommended - so call today to book your appointment to visit