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SILVERMAN BLACK
PROPERTY SPECIALISTS

TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 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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76 Vellum Drive, (FEES APPLY), Surrey, SM5 2TS **£895 Per Calendar Month**

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(FEES APPLY), SM5 2TS

£895 Per Calendar Month

A well presented one bedroom ground floor maisonette on the popular Vellum Drive development with the added advantages of a good size private garden and allocated parking space. Affording easy access to the recently refurbished Westcroft Centre and Grove Park, Carshalton BR station and Village Centre are only about 10 minutes walk away. The accommodation comprises a good size Living Room with well equipped Kitchen, an inner hallway with a deep under stairs cupboard (which could be used as a small computer area), a double bedroom and shower room. Externally the property has a completely enclosed and private patio garden (approx. 18 ft x 14 ft) and consequently the landlord would be prepared to consider tenants with pets. Additionally there is a lockable storage cupboard and a single allocated parking space. Available from around 1st September 2019 - Unfurnished

- Ideal for investors - Current tenant on AST until September 2022
- A centrally located one bedroom ground floor apartment on the popular Vellum Drive development
- Good size lounge, well equipped kitchen area, double bedroom, shower room
- Enclosed private garden with lockable storage locker, allocated parking space
- EPC Rating: E (46/81)
- Carshalton Village centre 0.25 m, Carshalton BR station 0.5 miles - approx 11 mins walk, Westcroft Leisure Centre approx 5 mins walk
- Viewing highly recommended