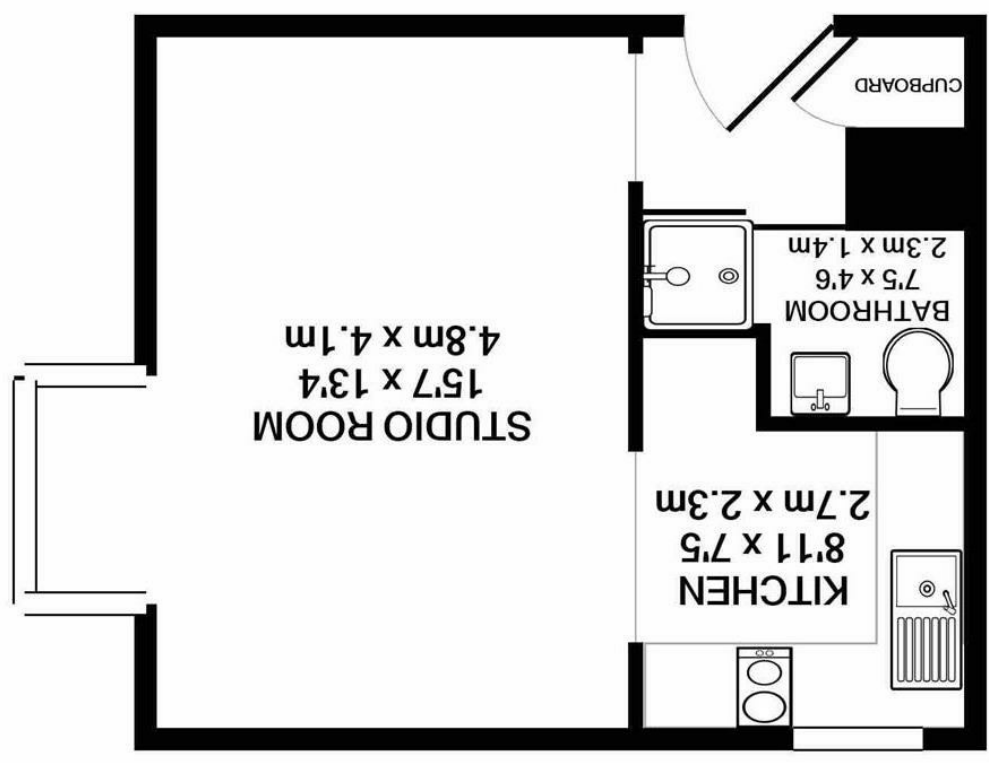


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Flat 6 3 Violet Close , SM6 7HH

Price Guide £189,990

Silverman Black is delighted to offer this fantastic recently refurbished studio apartment located on a popular "Flowers" development close to the centre of Hackbridge and only about 5 minutes walk to Hackbridge BR station. A bright and stylish home, the current owner has spared no expense upgrading the facilities within the apartment which now features a refitted shower room with full suite, a new kitchen suite with Smeg hob, electric oven and new extractor fan, new "Triple A" rated windows and a new electric heating system - the fully programmable Dimplex "Quantum" system being among the best on the market - which even has sensors to read the weather conditions outside and alter the heating to ensure that the apartment is never too hot or cold! In addition the apartment has a good term left on the lease (90 years), a large lockable storage cupboard located off the communal hallway, a private allocated parking space (with ample visitors facilities) and use of a well maintained, tranquil rear garden. Being sold with full vacant possession and no onward chain, viewing is highly recommended.



- Silverman Black is delighted to offer this refurbished studio apartment located on a popular, private development only about 10 minutes walk from Hackbridge BR station
- A bright and stylish flat, the owner has spared no expense with a new kitchen suite, a refitted shower room, new flooring, a complete programme of redecoration and even new quality double glazed windows
- Professionally fitted Dimplex Quantum heating system - with external sensors to moderate the temperature of the apartment
- Accommodation comprises a large studio room, a newly fitted kitchen and a refitted shower room
- Large lockable storage cupboard accessed from the communal hallway, a private allocated parking space, use of a tranquil, well maintained communal garden
- EPC rating D; Council Tax Band B; Leasehold
- Lease Details: 125 Year Lease from 1989 - so 90 years remaining on the current term. No Ground Rent; Service Charges of £1,321 pa
- Conveniently located less than half a mile from the shopping facilities at Hackbridge (including a large Lidl supermarket) and Hackbridge BR station affording access to Clapham Junction and London Victoria
- 0.9 miles to Mitcham Junction Tram link - giving access to Wimbledon and Beckenham, via East Croydon
- Vacant Possession with no onward chain - Viewing is highly recommended

