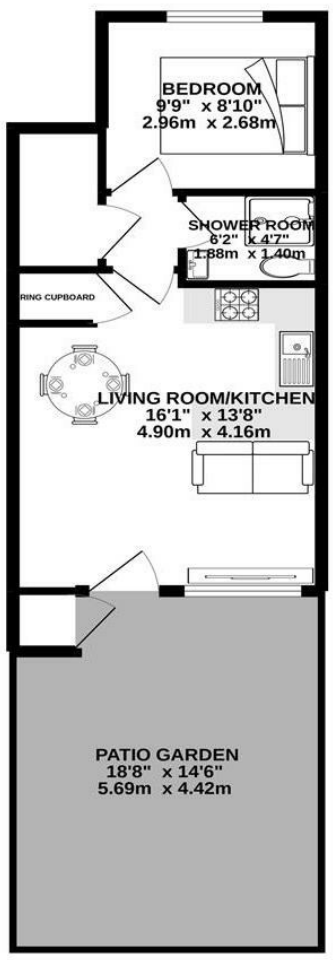
76 Vellum Drive, (FEES APPLY), Surrey, SM5 2TS £250,000

SILVERMAN BLACK
PROPERTY SPECIALISTS

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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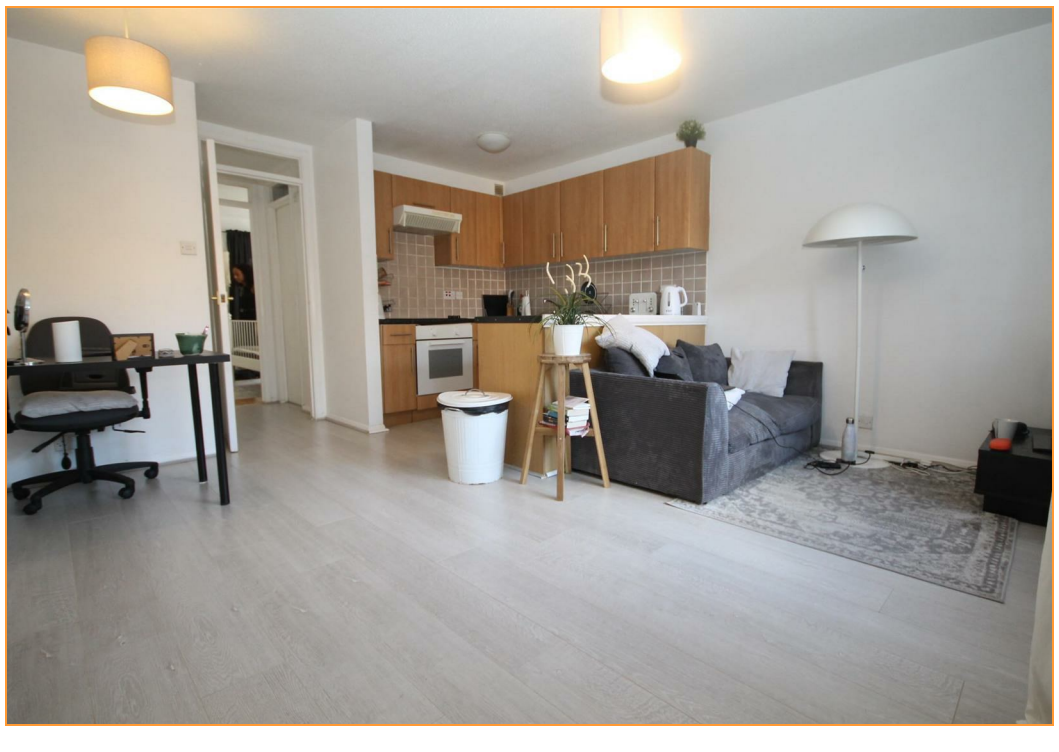
76 Vellum Drive

(FEES APPLY), SM5 2TS

£250,000

- Property offered with current tenant on AST until September 2022 - perfect for investors
- 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
- 900+ years remaining on the current lease
- Carshalton Village centre 0.25 m, Carshalton BR station 0.5 miles - approx 11 mins walk, Westcroft Leisure Centre approx 5 mins walk
- EPC Rating: E (46/81)
- Viewing highly recommended

A well presented one bedroom ground floor maisonette on the popular Vellum Drive development with the added advantages of a private garden and allocated parking space. The property is offered to market with a current tenant on an Assured Shorthold Tenancy Agreement until September 2022 providing immediate income for rental investors. 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. Furthermore there is a lockable storage cupboard and a single allocated parking space. Additional benefits of the property are newly double glazed windows, electric heating and over 900 years remaining on the existing lease.