







## 12 Radcliffe Gardens

Carshalton, SM5 4PF

**Offers Over £250,000**

Looking for something to put your "stamp" on? Silverman Black is delighted to offer this spacious and well proportioned two bedroom, second floor apartment located in the popular Radcliffe Gardens development in Carshalton Beeches. Requiring a little refurbishment and updating, the flat affords good size living accommodation which incorporates a good size living room, a sizable "eat in" kitchen/breakfast room, two genuine double bedrooms and a family bathroom, with ample storage both within the flat and having two storage lockers on the ground floor. The property is being offered at an exceptionally competitive price to reflect both the works required and the fact that there is only an 83 year lease term remaining currently. Our clients have indicated that, depending on the price being offered, they would be prepared to either start the process to extend the lease so the buyers do not have to wait the specified two year period, or even provide a new lease extension on completion. Set in well maintained communal gardens with resident's permit parking, Carshalton Beeches BR station is roughly 0.4 miles distant (10 minutes walk), Barrow Hedges school is immediately next door, whilst a fuller parade of local shops on the Banstead Road, which is 0.5 miles distant. Viewing of this sizable apartment is highly recommended - so call today to book your appointment.

- A spacious & well proportioned two double bedroom apartment in the Radcliffe gardens development
- In need of a little refurbishment & updating (largely in the bathroom), this flat is a "blank canvass" - ideal for someone wanting to put their own "stamp" on a new home
- Entrance Hall, Living Room, eat-in Kitchen/Breakfast Room, two Double Bedrooms, Bathroom, ample Storage
- Well maintained communal gardens, resident's parking
- Offered at a competitive price as the current lease only has 83 years remaining on the term. Our clients have agreed that, subject to price, they will either extend the lease or start the process
- Recently replaced combi central heating boiler
- Carshalton Beeches BR station 0.4 miles (10 minutes walk); Banstead Road shopping facilities 0.5 miles, excellent local bus services to Wallington, Carshalton & Sutton town centres
- Council Tax band B; Leasehold; EPC TBC
- Viewing is highly recommended - so call today to book an appointment

