



Radcliffe Gardens, Carshalton Beeches, Surrey, SM5 4PG
Guide Price £260,000

Cromwells are pleased to present to the market this conveniently located two bedroom, second floor apartment. The property benefits from two double bedrooms with built in wardrobes, a dual aspect reception room, kitchen and bathroom. In need of modernisation, this property would be ideally suited for first time buyers, investment purchasers and downsizers. It is situated within walking distance of both Carshalton Beeches High Street and train station, as well as local schools and bus routes. No chain and long lease.



- *Two double bedrooms**
 - *Walking distance to Carshalton Beeches train station**
 - *Dual aspect lounge/diner**
 - *Blank canvas to personalise and modernise**
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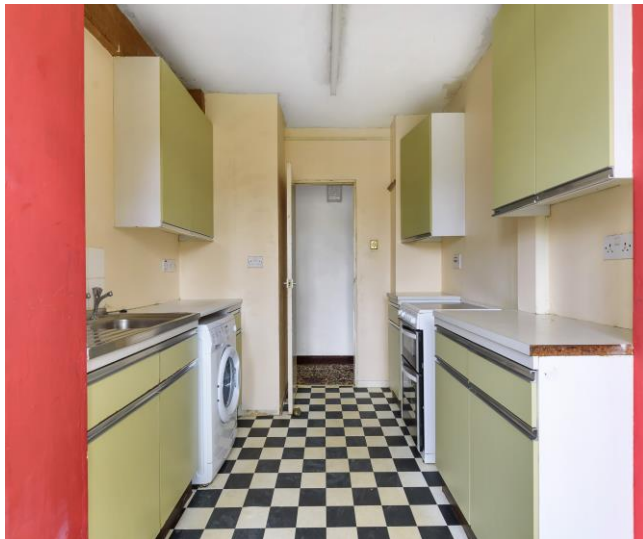
Entrance Hallway

Doors leading to:

Reception Room - 18' 7" x 13' 2" (5.66m x 4.01m)

Double Aspect

Kitchen - 14' 9" x 8' 8" (4.49m x 2.64m)

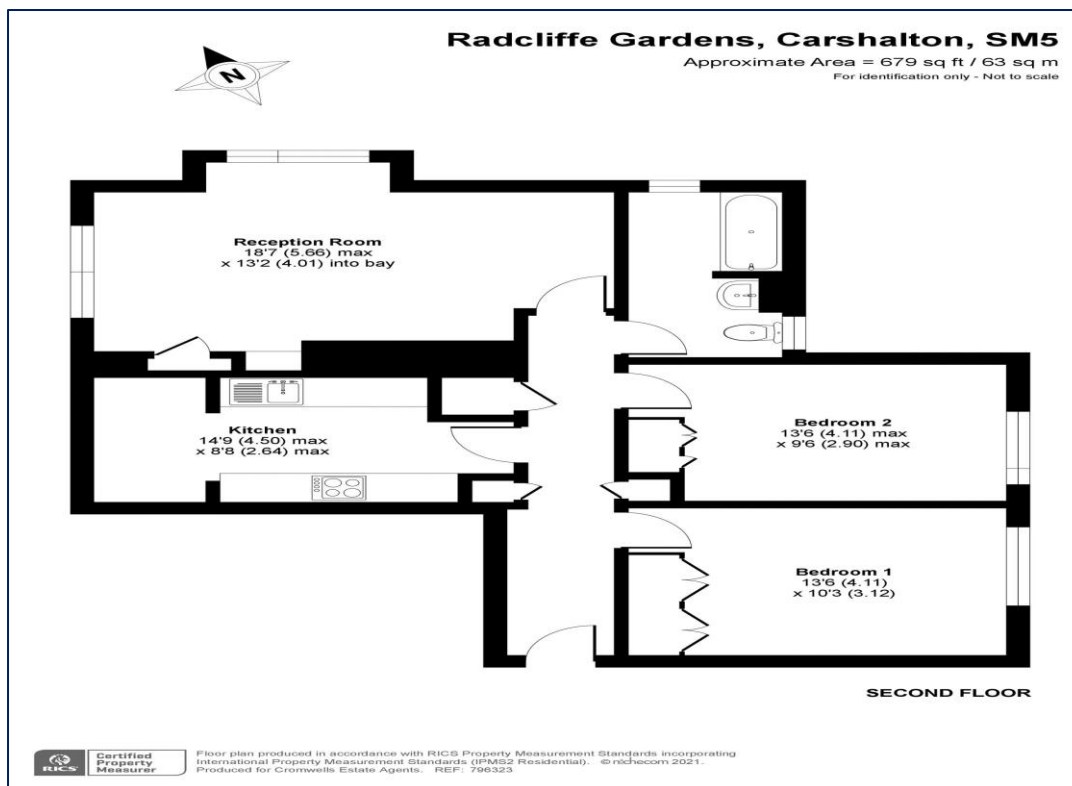


Bedroom 1 - 13' 6" x 10' 3" (4.11m x 3.12m)

Bedroom 2 - 13' 6" x 9' 6" (4.11m x 2.89m)

Bathroom





Council Tax - B
Local Authority: London Borough of Sutton
Tenure - Leasehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		



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