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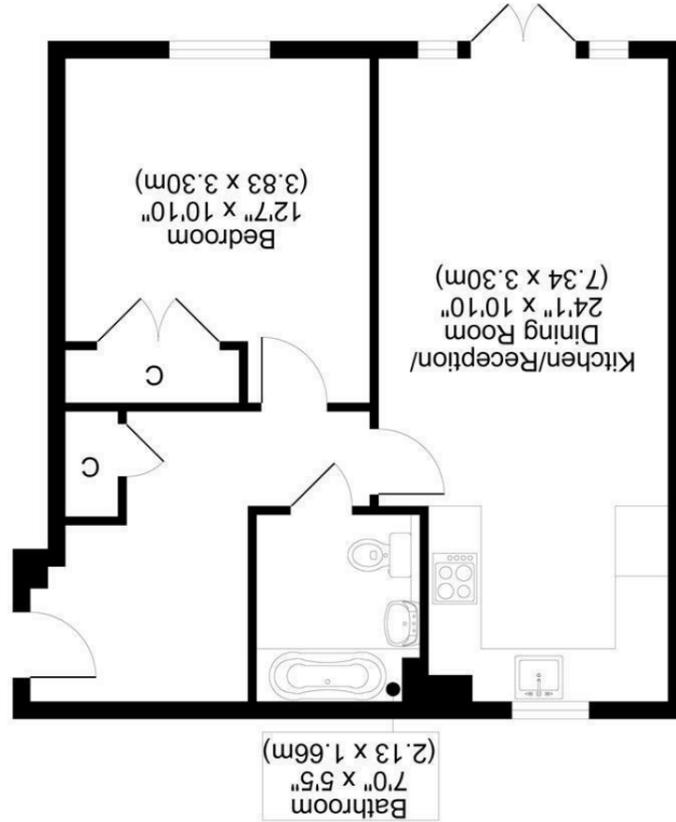
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



PEAR TREE COURT, FORELLE WAY SWS  
 TOTAL APPROX FLOOR PLAN AREA 549 SQ.FT (51 SQ.M)



CHRISTIES



# 3 FORELLE WAY, CARSHALTON SM5 4BD

GUIDE PRICE £270,000

\*\*GUIDE PRICE - £270,000 - £290,000\*\*

WELCOME TO THIS CHARMING GROUND FLOOR FLAT LOCATED AT FORELLE WAY IN THE DELIGHTFUL AREA OF CARSHALTON. THIS PROPERTY OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR INDIVIDUALS OR COUPLES SEEKING A COSY HOME.

UPON ENTERING, YOU WILL FIND A WELL-PROPORTIONED RECEPTION ROOM THAT PROVIDES A WARM AND INVITING SPACE FOR RELAXATION OR ENTERTAINING GUESTS. THE FLAT FEATURES A SPACIOUS BEDROOM, WHICH IS DESIGNED TO BE A PEACEFUL RETREAT, ENSURING A RESTFUL NIGHT'S SLEEP. THE BATHROOM IS THOUGHTFULLY APPOINTED, PROVIDING ALL THE NECESSARY AMENITIES FOR YOUR DAILY ROUTINES.

THE LOCATION OF THIS FLAT IS PARTICULARLY APPEALING, AS CARSHALTON IS KNOWN FOR ITS PICTURESQUE SURROUNDINGS AND COMMUNITY SPIRIT. RESIDENTS CAN ENJOY THE NEARBY PARKS AND GREEN SPACES, PERFECT FOR LEISURELY STROLLS OR OUTDOOR ACTIVITIES. ADDITIONALLY, THE AREA BOASTS EXCELLENT TRANSPORT LINKS, MAKING IT EASY TO COMMUTE TO CENTRAL LONDON OR EXPLORE THE WIDER REGION.

THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY FOR THOSE LOOKING TO ESTABLISH THEMSELVES IN A VIBRANT AND FRIENDLY NEIGHBOURHOOD. WITH ITS PRACTICAL LAYOUT AND PRIME LOCATION, THIS FLAT IS NOT TO BE MISSED. WE INVITE YOU TO COME AND EXPERIENCE THE CHARM OF FORELLE WAY FOR YOURSELF.

LEASE REMAINING: 987  
ANNUAL SERVICE CHARGES £1,665.38 AS ADVISED BY VENDOR.  
GROUND RENT £140 AS ADVISED BY VENDOR.

- DIRECT ACCESS TO COMMUNAL GARDENS
- LONG LEASE
- GROUND FLOOR
- COUNCIL TAX BAND C
- EPC RATING C

