



**31 Diamond Jubilee Way
Carshalton - £330,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



31 Diamond Jubilee Way Carshalton

£330,000

- Secure Development
- Master Bedroom En Suite
- Second Double Bedroom
- Family Bathroom
- Lounge
- Kitchen with Integrated White Goods
- Balcony
- Gas Central Heating
- Double Glazing
- Allocated Parking

A beautifully presented luxury two bedroom apartment with the benefit of a balcony and parking situated in a secure modern development in Carshalton Beeches, close to the station, local amenities and within the catchment area for outstanding primary schools. Accommodation comprises communal entrance with intercom entry system, entrance hall with fitted cupboards, a spacious master bedroom with the benefit of built in wardrobes and an en suite shower room. There is a further generous sized double bedroom and a modern family bathroom. There is a light and airy open plan lounge/ kitchen with integrated white goods and doors leading out to a balcony with space for a table and chairs, ideal for summer nights. Outside there is allocated parking for the apartment, visitors parking and secure bike storage with code access for exclusive use of the residents. Further benefits include gas central heating to radiators and double glazing. Vendor suited, sole agents, please contact us to arrange your private viewing.



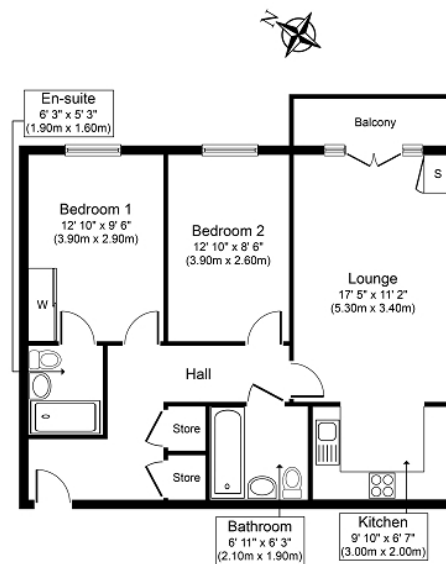
How energy
efficient is the
property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B	87	87	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Approximate Floor Area
724 sq. ft.
(67.3 sq. m.)

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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. 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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the local area



Set in a popular location in Carshalton within walking distance of Carshalton Beeches Station and the local shops, restaurants and leisure facilities.

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