



New Colebrooke Court, Stanley Road, Carshalton, Surrey, SM5 4LL
Guide Price £225,000

We are delighted to offer this good sized, one bedroom first floor flat, benefitting from a spacious lounge, garage and off-street parking, as well as a lease of 900 years plus. Ideally situated in a popular location, close to local shops, green space such as Queen Mary's Park and excellent transport links. Offered with no onward chain.



***No Chain *Long Lease
*Allocated Parking and garage
*Spacious Lounge**

Hallway

Built in storage cupboard

Living Room - 13'10" x 13'5" (4.10m x 4.10m)

Window to side aspect



Kitchen - 9'6" - 6'1" (2.90m x 1.85m)

Window to side aspect

Bedroom - 12'8" x 10'4" (3.85m x 3.15m)

Window to side aspect, also has built in wardrobe/cupboard

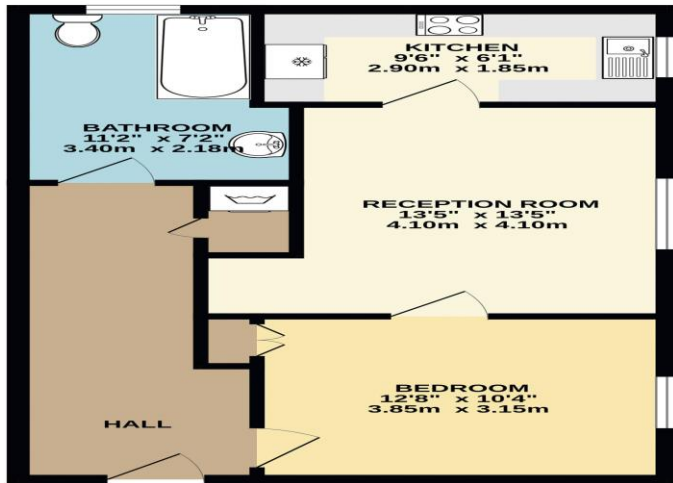
Bathroom - 11'2" x 7'2" (3.40m x 2.18m)

Outside

Allocated parking space and garage



FIRST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.6 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents and dimensions shown have not been tested and the variations are to their operability or efficiency can be given.
Made with Metronom 2022/4

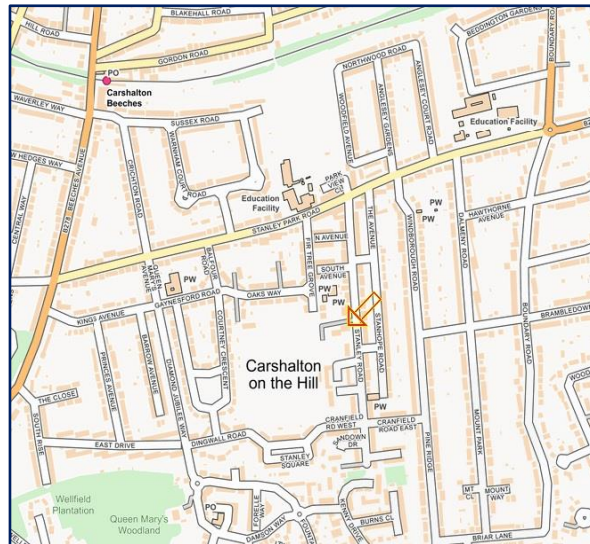
Energy performance certificate (EPC)

# New Colonnade Court #1, Stanley Road CARSHALTON SM5 4LL	Energy rating C	Valid until: 8 December 2028 Certificate number: 0538-2962-7262-6018-8994
--	---------------------------	--

Property type	Mid-floor flat
Total floor area	45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>



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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained