



# Cromwells

**Dover Gardens, Carshalton, Surrey, SM5 2LD**  
**Guide Price £250,000**

**Beautifully presented one double bedroom ground floor apartment, situated in a highly sought after modern development in Carshalton. Just a short stroll from Carshalton railway station, offering direct routes into London, and the picturesque village, with its array of shops, restaurants and leisure facilities. Additionally, the property comes with allocated parking and beautifully kept communal gardens.**



**\*One double bedroom \*Allocated parking space & Communal Gardens**  
**\*Development is newly renovated with new carpet & freshly painted \*Modern kitchen and bathroom**

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### **Entrance Hall**

Two storage cupboards

**Reception/Dining Room - 17' 6" x 13' 7"**  
**(5.34m x 4.15m)**

Spacious reception room, double glazed bay window

**Kitchen - 7' 11" x 5' 11" (2.41m x 1.80m)**

Modern fitted kitchen, arched doorway



**Bedroom - 12' 6" x 8' 4" (3.81m x 2.54m)**

Double bedroom, double glazed window

**Bathroom - 6' 1" x 5' 5" (1.85m x 1.65m)**

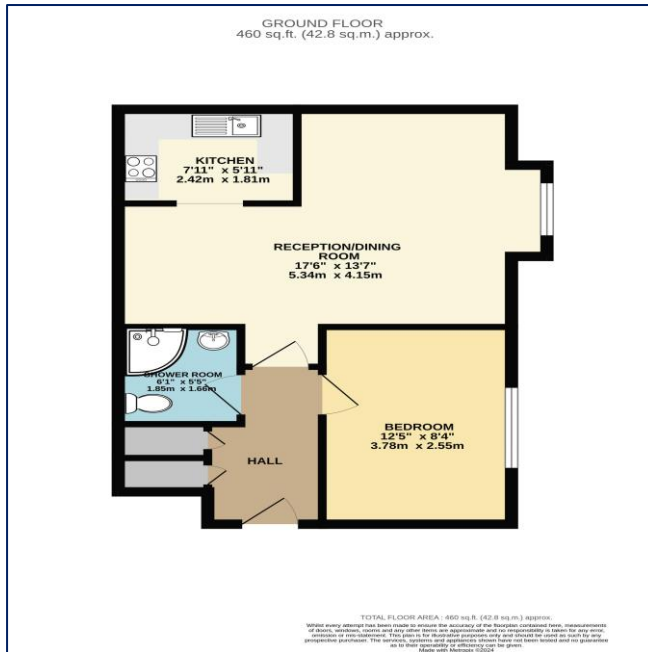
Modern bathroom with shower cubicle

**Outside**

**Allocated Parking**

**Communal Gardens**





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



**95 Banstead Road**  
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**Surrey**  
**SM5 3NP**



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[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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