



Cromwells

Beechwood Court, West Street Lane, Carshalton, Surrey, SM5 2QA
Guide Price £330,000

A very well presented and spacious two bedroom ground floor apartment, forming part of a select gated development, which is situated within a short walk of Carshalton Village and train station, as well as an array of local schools. Within easy reach Carshalton mainline station for transport links in to London , village shops & parks. The property is situated a short walk to the local shops Carshalton Village and offers access to lovely walks around Carshalton Ponds and The Grove. Moments from Carshalton station for transport links in to London.



***Spacious Rooms *Ideal Location
*Select Gated Development
*Direct Access to Own Patio Area
*Ground Floor *Long Lease**

Front door leading to:

Entrance Hall

Storage cupboard. Doors to:

Living Room - 18' 1" x 12' 10" (5.51m x 3.91m)

Front aspect, bay window

Kitchen - 12' 10" x 9' 0" (3.91m x 2.74m)

Rear aspect, door to patio area and communal grounds



Bedroom 1 - 13' 1" x 10' 10" (3.98m x 3.30m)

Front aspect, fitted wardrobe cupboards

Bedroom 2 - 9' 10" x 9' 2" (2.99m x 2.79m)

Rear aspect

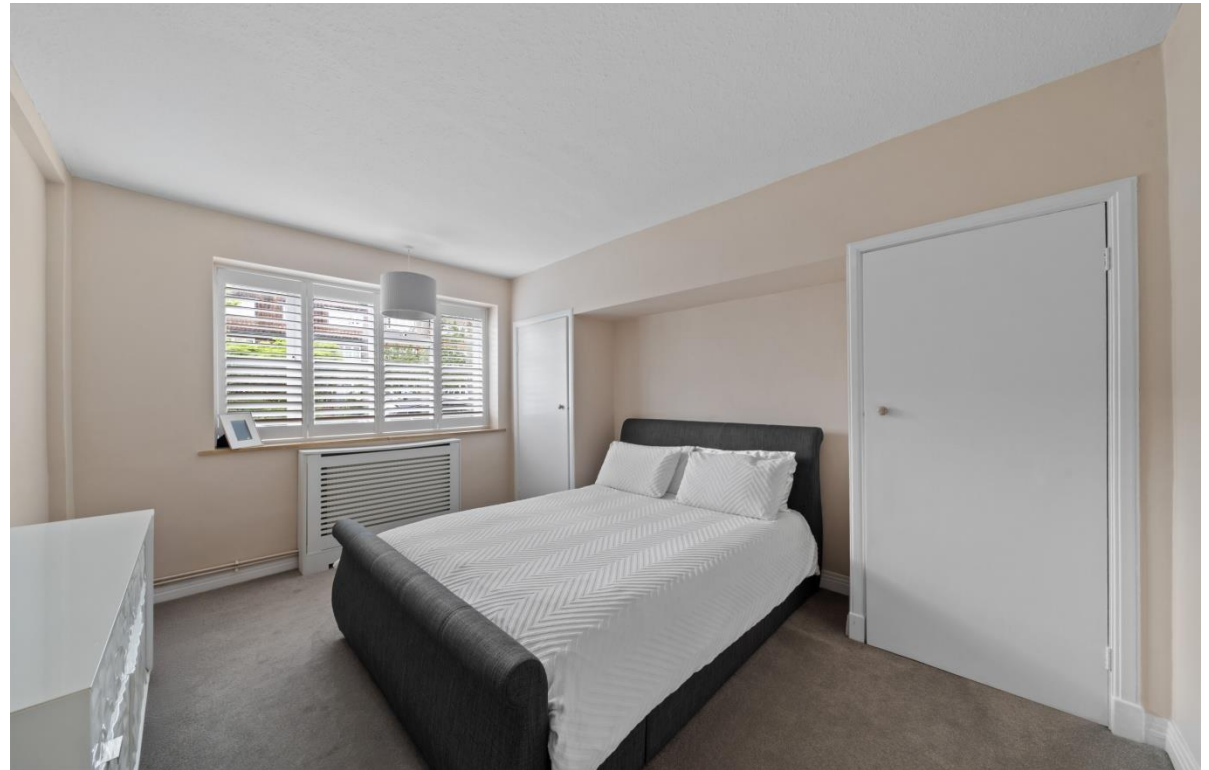
Bathroom

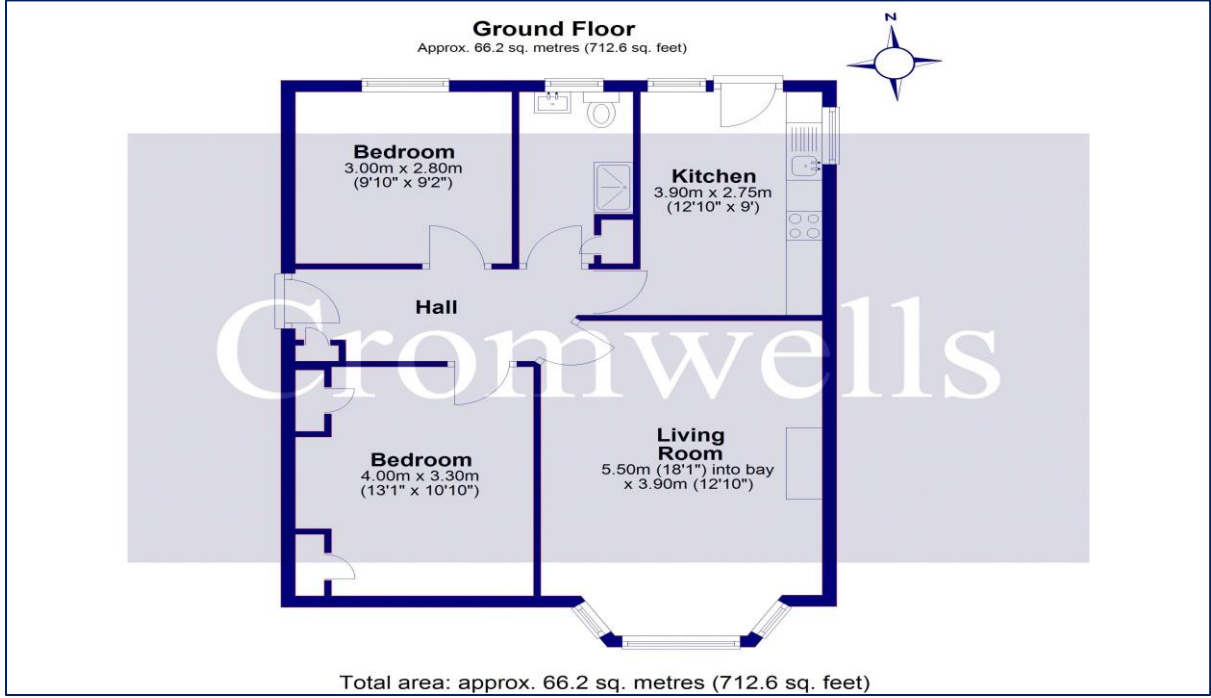
Rear aspect

Outside

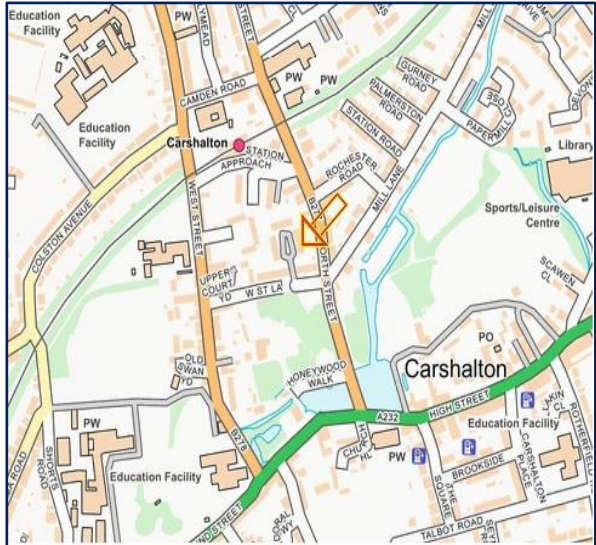
Direct access to own patio area

Communal Grounds





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - C
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