



## 6 Stanley Court

Stanley Park Road Carshalton, SM5 3JF

Guide price £325,000



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SM5 3JF

Don't miss out on this beautifully presented two bedroom apartment in Stanley Court, located on Stanley Park Road in a great location close to local shops, transport links and good schools. This delightful flat boasts a modern and bright interior, perfect for those seeking a comfortable and stylish living space. Situated on the ground floor, this flat provides easy access and convenience

The property features a spacious reception room and two double bedrooms, providing ample space for a small family or guests staying over. The current owner has taken great care in renovating this flat, ensuring that it is finished to a high specification throughout, including a stylish modern kitchen and bathroom adding a touch of luxury to the property,

One of the highlights of this flat is the patio garden space, offering an outdoor area where you relax or socialise with friends and family. A viewing is recommended to appreciate the size and space this lovely property has to offer.

### Accommodation

Security entry system, door into communal hallway. Front door into

### Entrance Hall

Radiator, fitted carpet, two storage cupboards.

### Kitchen

Range of modern white fitted kitchen units and drawers, laminate worksurface, inset sink with chrome mixer tap,





integrated oven and electric hob, space and plumbing for washing machine and slimline dishwasher, space for tall fridge, freezer, tiled splashback, vinyl floor, double glazed window to rear aspect, patio door leading out to garden space.

#### Bedroom One

Radiator, fitted carpet, double glazed window to front aspect



#### Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect

#### Shower Room

Walk-in shower cubicle, thermostatic shower with rain shower head and hand shower attachment, enclosed WC, vanity wash handbasin with chrome mixer tap, wall mounted mirrored storage cabinet, tiled walls, chrome heated towel rail, vinyl floor, extractor fan, UPVC double glazed obscure window to rear aspect.



#### Living Dining Room

Radiator, fitted carpet, UPVC double glazed bay window to front aspect.

#### Outside

Paved patio area with space for garden furniture. Well kept communal garden and grounds.

#### Room Measurements

(maximum measurements)

Living Dining Room 12'08 x 12'05

Kitchen 9'05 x 6'10

Shower Room 6'09 x 6'07

Bedroom One 11'06 x 10'04

Bedroom Two 10'01 x 7'04



## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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