



18 Stanley Court Stanley Park Road

Carshalton, SM5 3JF

Offers over £300,000



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## 18 Stanley Court Stanley Carshalton, SM5 3JF

Watson Homes are pleased to offer this well presented two bedroom first floor apartment, which is sold with the benefit of share of freehold and no onward chain.

This lovely flat offers a modern kitchen and bathroom, two good sized bedrooms, a large reception room and a loft space for storage. It benefits from a rear facing position in the block overlooking Woodfield Avenue. There are well maintained communal gardens which can be accessed from the kitchen. Stanley Court is well located for excellent schools, local shops, parks and transport links with both Carshalton Beeches train station and various bus routes nearby.

### Accommodation

Security phone entry system, door into communal hall.

Stairs to 1st floor hallway, front door into

### Entrance Hall

Two storage cupboards, loft access (loft has pull down ladder and light, and covers length of flat providing great storage space), fitted carpet.

### Kitchen

Range of modern grey gloss fitted kitchen units and drawers, laminate





worksurface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven and hob with extractor fan above, integrated dishwasher and washing machine, space for tall fridge freezer, wall mounted 'Worcester' boiler, tiled splashback, tiled flooring, double glazed window to rear aspect, double glazed door opening out to stairs to communal garden.



#### Living Dining Room

Picture rail, dado rail, radiator, fitted carpet, double glazed windows to front aspect.

#### Bedroom One

Picture rail, radiator, fitted carpet, double glazed window to front aspect

#### Bedroom Two

Coved ceiling, radiator, fitted carpet, double glazed window to rear aspect

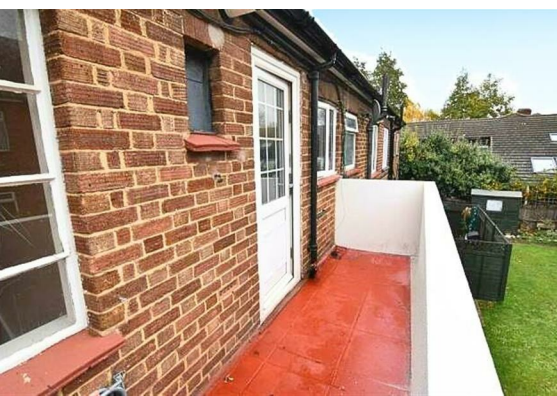


#### Bathroom

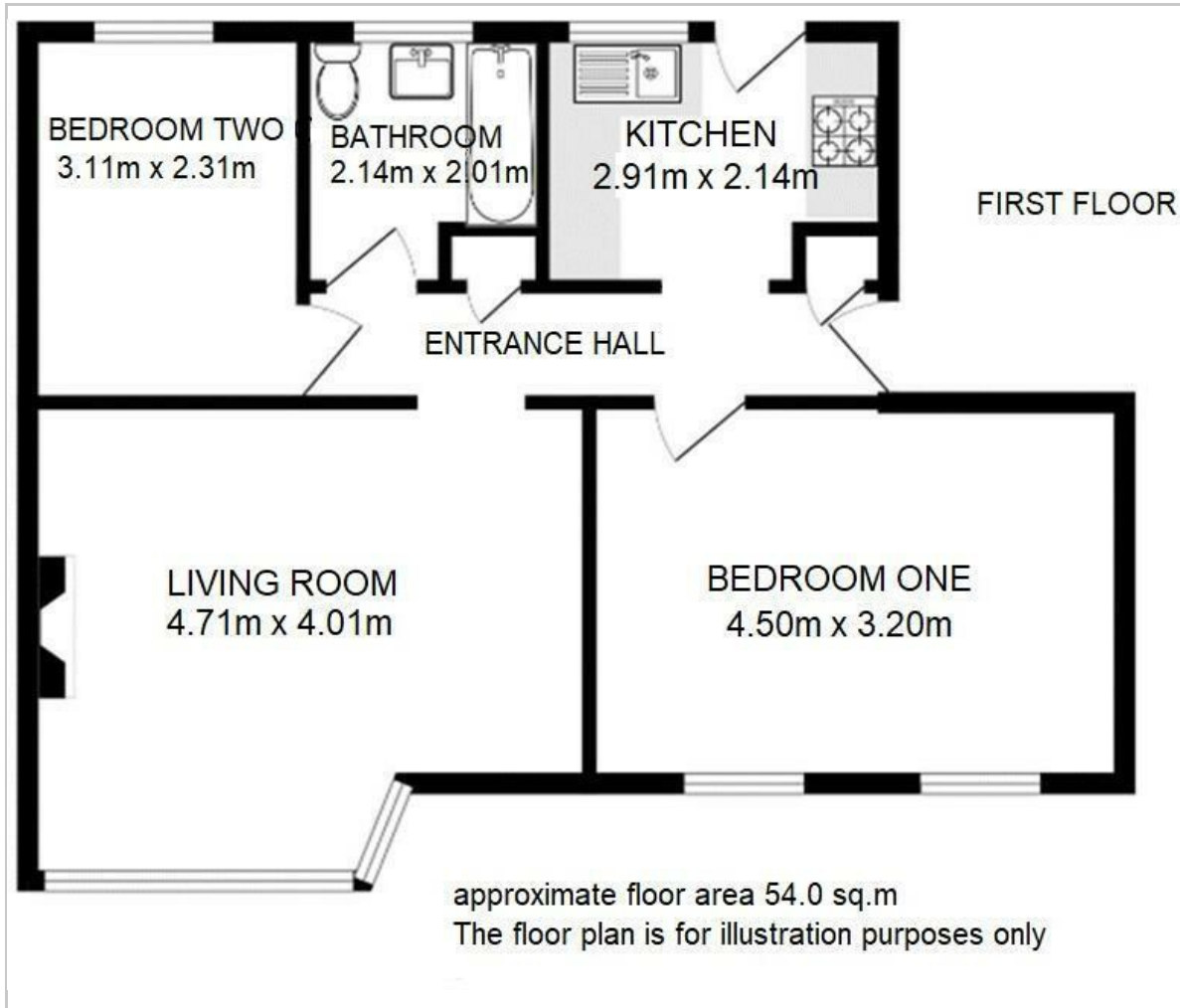
Modern three-piece suite, comprising of panel enclosed bath with chrome mixer tap and separate shower head attachment, pedestal wash hand basin with chrome mixer tap, WC, heated chrome towel rail, tiled walls, vinyl floor, extractor fan, double glazed, obscure window to rear aspect.

#### Outside

Well kept communal garden and grounds.



## Floor Plan

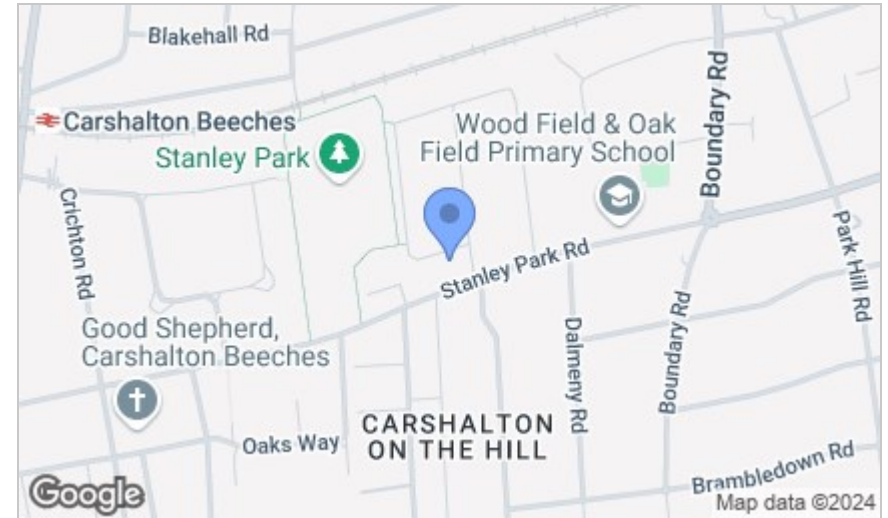


## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

