

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

Flat 12 Laurel Lodge 22 Denmark Road, Carshalton

- Ground Floor Retirement Apartment
- Churchill Retirement Living
- Lift Serviced Building
- 24 Hour Careline System
- Communal Lounge
- Heating Included Within Service Charge
- EPC rating - 82B

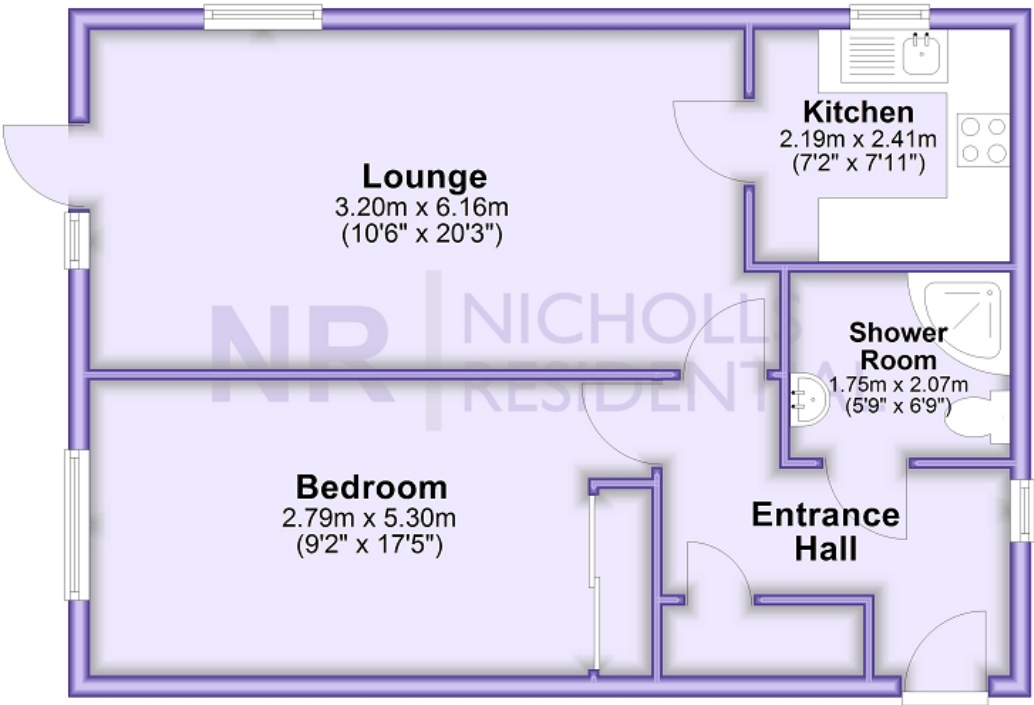
Offers In Excess Of

NR | NICHOLLS
RESIDENTIAL

£250,000 Leasehold

Ground Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



Nicholls residential are pleased to offer to the market this one bedroom ground floor property in Laurel Lodge which is a stylish development of 57 one and two bedroom retirement apartments. The accommodation comprises of a dual aspect lounge with a door out to the patio, modern fitted kitchen with a built in fridge/freezer and washing machine, a double bedroom with a built-in wardrobe, shower room with a curved glass shower cubicle, wash hand basin and wc, and a sizeable storage cupboard in the entrance hall. The communal gardens are beautifully landscaped and maintained for your use. There is a Lodge manager who is on hand throughout the day and many arranged events in the owners' lounge from coffee mornings to games afternoons providing residents the opportunity to socialise with their neighbours as much as they like. Another benefit is a Guest Suite available for friends and family to stay in. In addition, you are entitled to the use of the Guest Suites at all Churchill Retirement Living developments across the country, subject to availability and prices. In the event of an emergency, there is a 24-hour emergency Careline system in the property. Please note there is a 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property. Call Nicholls Residential to arrange your viewing.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

