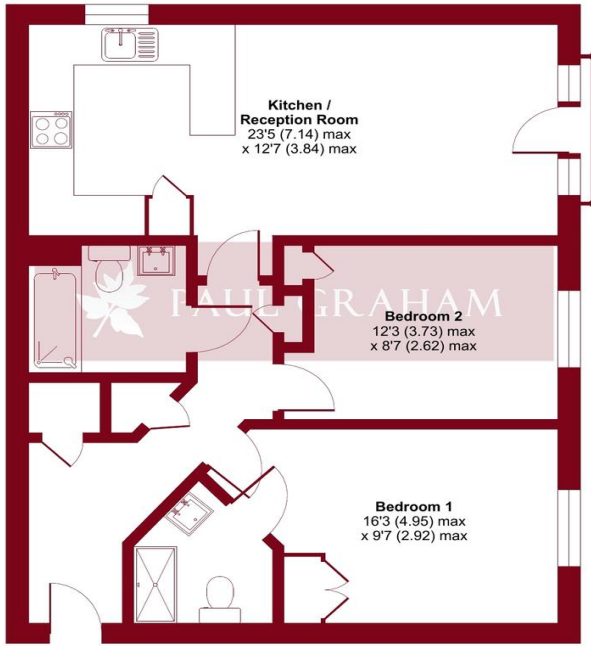




11 Windermere Court , 45 Denmark Road, Carshalton, SM5 2HP | **Guide Price £325,000**

A superb 2 bedroom, 2 bathroom 1st floor flat located in a highly sought after private residential development in Carshalton moments from the Village and Carshalton train station, offered to the market with no onward chain!
The property is located to the rear of the building with views over the attractive communal gardens.

Windermere Court is nestled in the heart of Carshalton Village and enjoys a tranquil setting with easy access to all amenities. Explore local shops, cafes, and restaurants, while the nearby parks offer delightful retreats in nature. Commuting is a breeze with Carshalton Station only a short walk away and major road networks close by. Families will appreciate the proximity to quality schools. Embrace the best of village living with modern conveniences.



FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Paul Graham. REF: 1137581

ENTRANCE HALL with security entryphone.

OPEN PLAN KITCHEN/RECEPTION 23' 5" x 12' 7" (7.14m x 3.84m)

BEDROOM 1 16' 3" x 9' 7" (4.95m x 2.92m) Max

EN SUITE SHOWER ROOM

BEDROOM 2 12' 3" x 8' 7" (3.73m x 2.62m) Max

BATHROOM

ALLOCATED PARKING SPACE

COMMUNAL GARDENS



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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