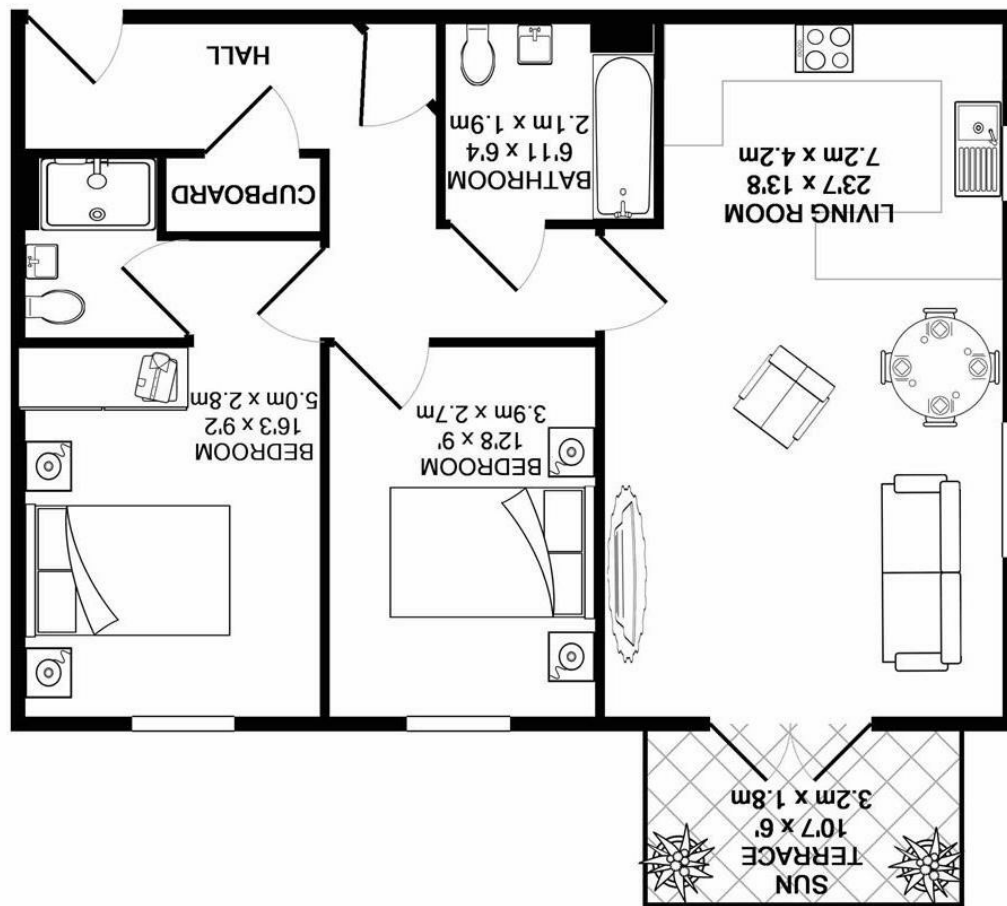


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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SILVERMAN  
BLACK  
PROPERTY SPECIALISTS







## Flat 3 Marigold Court

Carshalton, SM5 4BF

£350,000

Silverman Black is delighted to offer this spectacular & luxuriously appointed 2 bedroom, 2 bathroom ground floor apartment in one of Fountain Drive's premier residential blocks. Positioned in a quiet, off street location, the flat affords a large reception room with a fully integrated luxury kitchen and double French doors giving access to a private patio area, two genuine double bedrooms, one with a well equipped en-suite shower room, and a generously sized family bathroom facility. In addition the apartment offers ample storage space, a dedicated parking space to the front of the building, a small private patio and substantial and beautifully maintained communal gardens surrounding the block.

The apartment is being sold vacant and with no onwards chain, has around 114 years left remaining on the current lease and service charges of around £1,400 pa & Ground Rent/Building Insurance of c £658 pa.

In terms of local facilities, there is a convenience store just around the corner from the apartment, whilst a fuller selection of shops and BR station are available at Carshalton Beeches, which is approximately 0.75 miles away (15 minutes walk). Carshalton Beeches BR station provides regular fast trains (approx 40 mins travel time) to London Bridge, via East Croydon. Oaks Park High School is only a couple of minutes walk away, Stanley Park Juniors & Barrow Hedges primary schools are both within half a mile. The open Surrey countryside, Oaks Park and Oaks Park Golf Club are all around 10 minutes walk away

Viewing is highly recommended - so call today to book your appointment to visit



- Silverman Black is delighted to offer this spectacular & luxuriously appointed 2 bedroom, 2 bathroom ground floor apartment in one of Fountain Drive's premier residential blocks.
- The property affords a large open plan living room with double French doors to a small private patio and a fully intergrated luxury kitchen
- Master bedroom with a well equipped en-suite shower room, second double bedroom, family bathroom
- Fully double glazed, gas/radiator central heating, ample storage, Vacant possession with no onward chain
- Allocated parking space, small private patio area, large manicured gardens surrounding the block
- Leasehold; c 114 years remaining on the lease; service charges of c £1,400 pa; Ground rent & Building Insurance c £650 pa
- EICR & Gas Safety Certificates available; EPC rating "B" (expired 2024 -being retested); Council tax band "D"
- Approx 13 minutes walk (0.6 miles) to Carshalton BR station - affording regular fast trains to London Bridge & Esat Croydon
- Adjacent to Oaks Park High School, 0.5 miles to Barrow Hedges & Stanley Park Junior Schools
- Viewing highly recommended - so call today to book your appointment to visit

