





30 Beechwood Court

CARSHALTON, SM5 2PZ

Price Guide £335,000

Vacant Possession with no onward chain! A larger-than-average and much improved two bedroom second floor "Mansion" apartment in one of Carshalton's most popular and sought after developments. Beechwood Court is a private gated community situated only yards from the Ponds and Grove Park - with both the Village Centre and Carshalton BR station being located less than 5 minutes walk away. Approached through manicured communal gardens and a well maintained hallway, the flat itself comprises a good size entrance hall running the length of the flat which incorporates several storage cupboards, a spacious open plan living room with a feature fireplace, a generous kitchen/breakfast room which was refitted only a few years ago and benefits from integrated appliances, two well-proportioned double bedrooms and a large refurbished family bathroom. Externally, there is a sizable west-facing balcony accessed from the kitchen and a limited amount of on-site communal parking around the central "quad" and garden. The property also benefits from gas/radiator central heating, double glazing, will be being sold vacant and with no onward chain and has up-to-date gas & electrical safety certificates. In terms of the lease, this was renewed a little while ago and currently has c 157 years left remaining on the term. In terms of facilities, Beechwood Court is at the very heart of the village with the High Street, All Saints Church, The Ecology Centre, The Grove (Park), The Ponds and Carshalton BR station all within a five minute walk (0.25 miles). The Westcroft Leisure Centre and The Cryer Theatre are within 0.5 miles - as are numerous excellent primary & secondary schools including All Saints, St Mary's, St Philomenas, Victor Seymour and the Harris Academy. Viewing of this exceptional apartment is very strongly recommended - so call today to book your appointment to visit.



- Vacant Possession with no onward chain!
- A well presented two bedroom second floor Mansion apartment in one of Carshalton's most convenient and sought residential developments
- Accommodation comprises a sizable entrance hall with several storage cupboards, a large living room, a refitted kitchen with built in appliances, two generous double bedrooms & a refitted family bathroom
- Sunny west facing balcony, stunning manicured gardens, limited on-site communal car parking facilities
- Double glazing, gas/radiator central heating, current CP12 & EICR certificates (gas & electric safety)
- Leasehold; approx 157 years remaining on the lease term
- Council Tax Band: "C"; EPC rating: "C" (73/80)
- The High Street, All Saints Church, The Ecology Centre, The Grove (Park), The Ponds and Carshalton BR station all within a five minute walk (0.25 miles)
- Viewing of this exceptional flat is highly recommended - so book your appointment today!

