



HUNTERS[®]
HERE TO GET *you* THERE



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Sycamore Close, Carshalton

£340,000



SHARE OF FREEHOLD - Hunters are delighted to offer this fantastic first floor apartment which spans an impressive 721 square feet. This property is situated within a highly popular gated development, ensuring both security and a sense of community.

As you step inside, you will find a spacious layout that features two generously sized double bedrooms, perfect for families or those seeking extra space. The property boasts a share of the freehold, providing you with a sense of ownership and stability.

One of the standout features of this home is the included garage, offering valuable storage space or the perfect spot for your vehicle. The location is particularly advantageous, as it is just a stone's throw away from the mainline station, making commuting a breeze. Additionally, the nearby village provides a charming atmosphere with local shops and amenities, enhancing the overall appeal of this residence.

Anti-Money Laundering Checks

In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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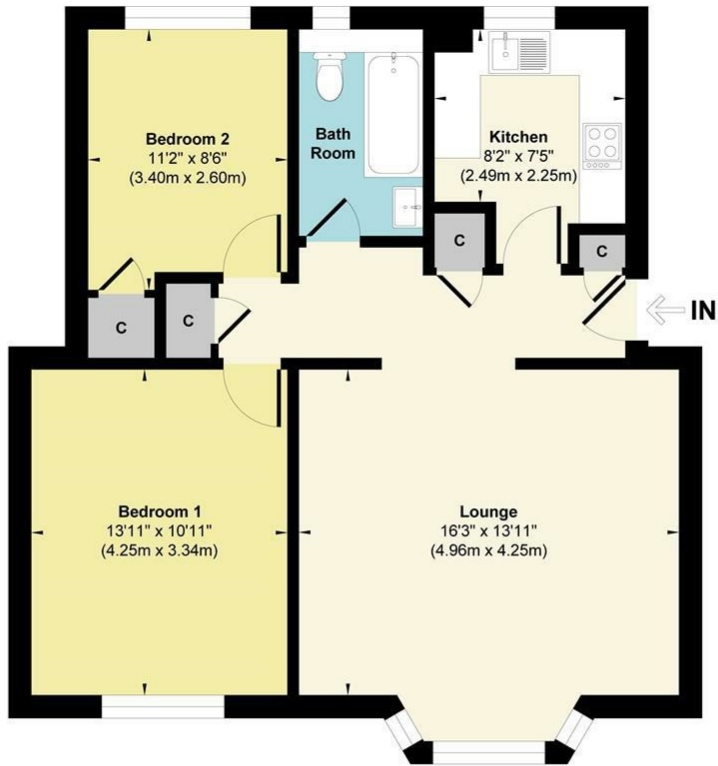


KEY FEATURES

- VERY LONG LEASE WITH SHARE OF FREEHOLD
 - EXCLUSIVE TO HUNTERS
- WELL-KEPT, GATED DEVELOPMENT
 - GARAGE IN BLOCK
- RESIDENTS' PARKING AVAILABLE
 - TWO DOUBLE BEDROOMS
 - SPACIOUS LIVING ROOM
 - DOUBLE GLAZING
- ELECTRIC UNDERFLOOR HEATING
- CLOSE TO STATION & CARSHALTON VILLAGE



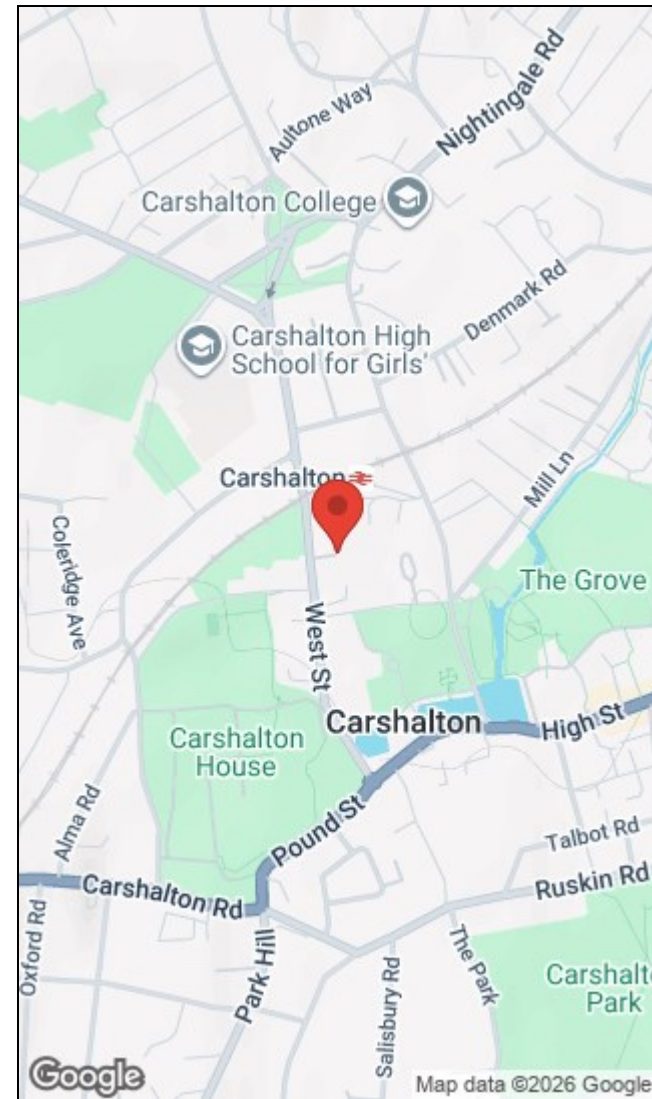




Approximate Floor Area
721 sq.ft
(67.01 sq.m)

Approx. Gross Internal Floor Area 721 sq. ft / 67.01 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		70			
		82			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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