



25 Dover Gardens, Carshalton, SM5 2LD

Offers over £264,450



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Cromwells  
ESTATE AGENTS



# 25 Dover Gardens, Carshalton, SM5 2LD

## NO ONWARD CHAIN

Nestled in the desirable Dover Gardens, Carshalton, this superb two-bedroom top floor apartment offers a delightful living experience within a well-maintained private development. The property is presented in good condition throughout, featuring a bright and inviting living space that is perfect for relaxation or entertaining. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

This apartment boasts two comfortable bedrooms, providing ample space for both residents and guests. A notable advantage of this property is the allocated parking, ensuring convenience for you and your visitors. Additionally, the rare inclusion of loft space offers practical storage solutions, making this home as functional as it is

### Accommodation

#### ENTRANCE HALL

Security phone entry system, door into Communal Hall. Stairs to 3rd floor  
Front door into spacious hallway with two storage cupboards (one housing water tank) electric heater, laminate floor., loft access for storage, entry phone

#### SITTING ROOM

UPVC Double glazed windows font aspect, double glazed window to side aspect, laminate flooring, electric heater, power points, arch to

#### KITCHEN

UPVC Double glazed window, a range of kitchen cupboards with matching drawers below, laminate work top, tiled flooring, electric built in oven with built in extractor above, space for washing machine and fridge freezer

#### BEDROOM 1

UPVC Double glazed window, built in storage cupboards, carpets, electric heater, power points

#### BEDROOM 2

UPVC Double glazed window, carpets, power points

#### BATHROOM

Three piece white bathroom suite comprising of wc, hand basin with chrome taps, bath with chrome wall fitted shower attachment, mirrored cabinet, fully tiled walls, towel rail

#### ALLOCATED PARKING

BEAUTIFUL WELL KEPT COMMUNAL GARDENS CONSISTING OF MATURE TREES, LAWNS AND FLOWER BEDS

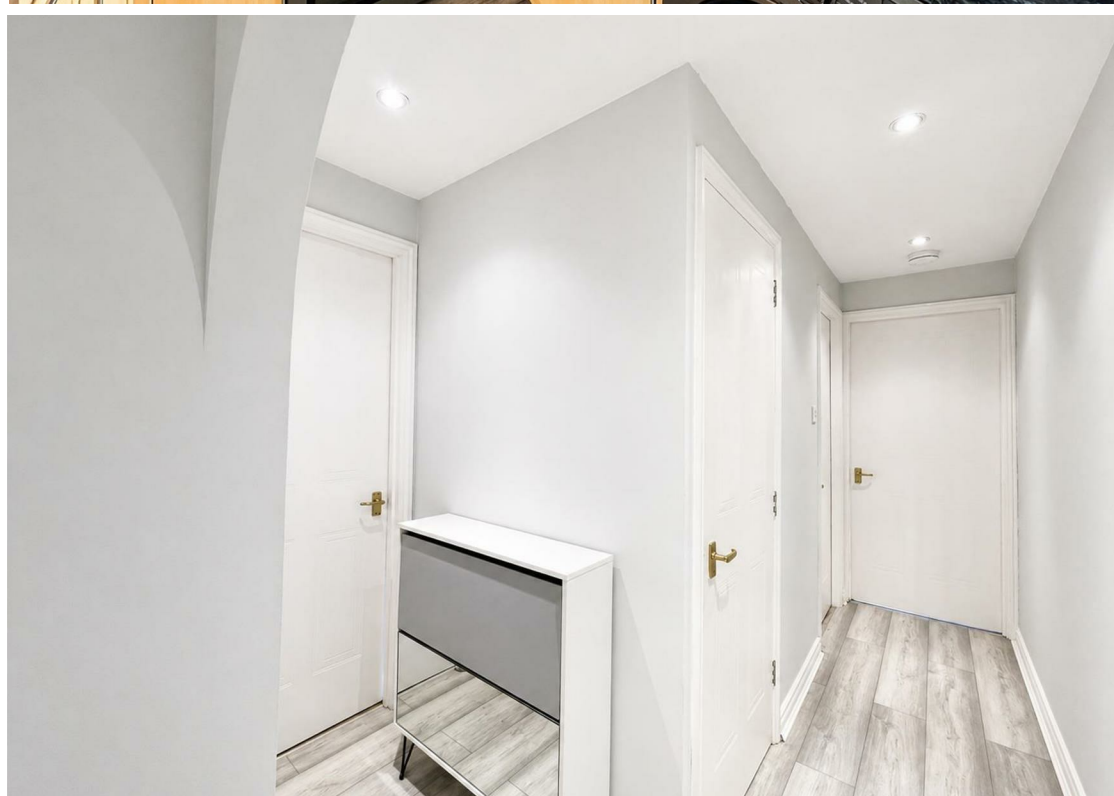
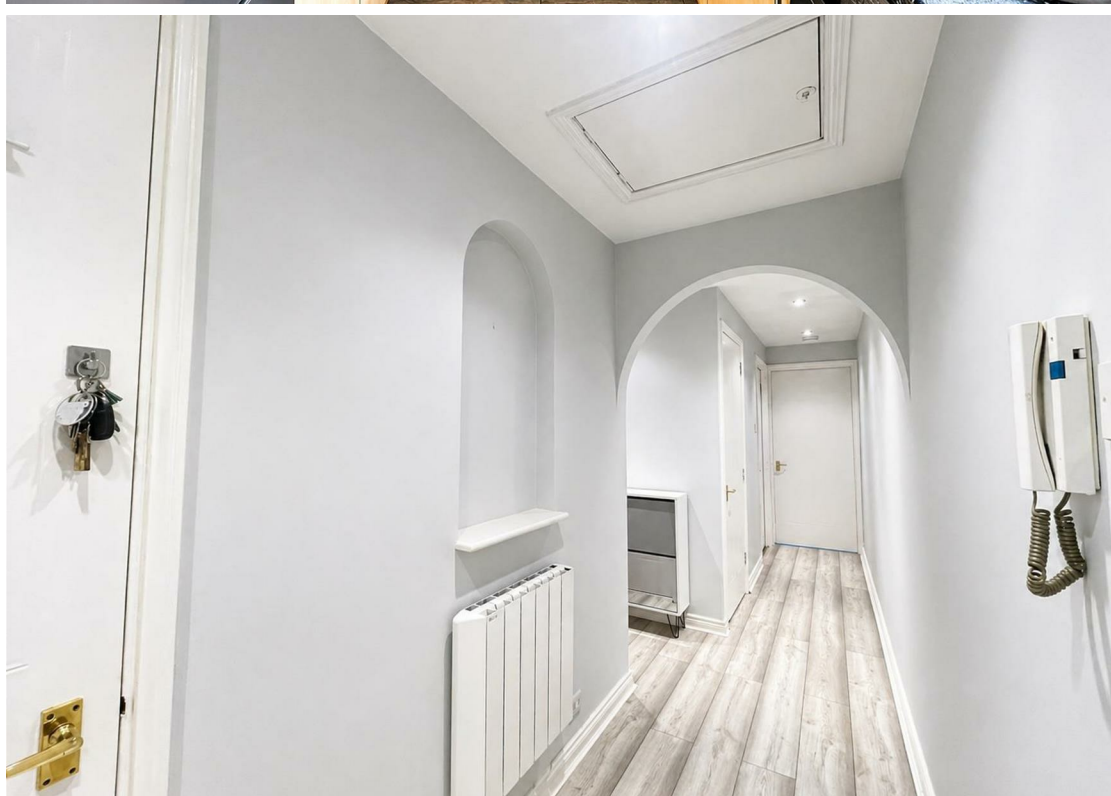
#### BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per

person. Please note, we are unable to issue a memorandum of sale until these checks are complete



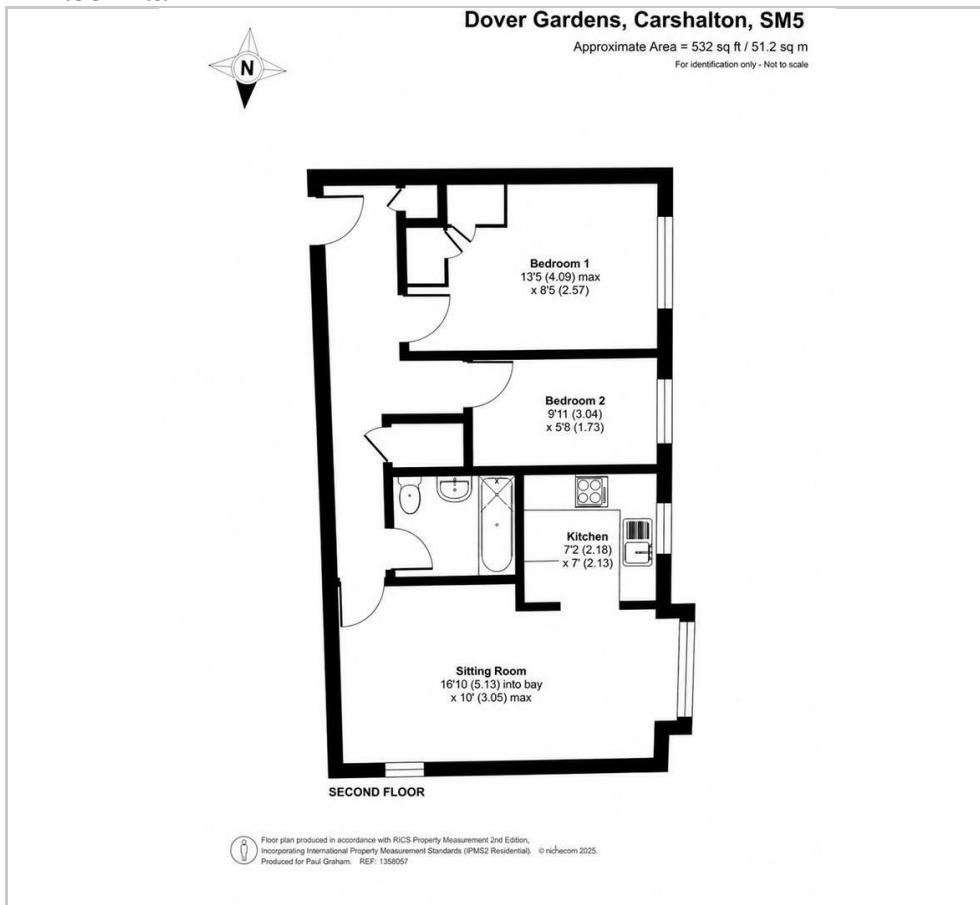






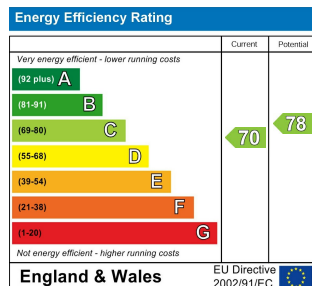


## Floor Plan



## Additional Information

Partly boarded accessed loft with ladder  
Electric only serviced 2024  
Free main permit and £10 per visitor  
No onward chain and the owner is vacating  
3rd Floor - Top floor  
Smart heating added a year ago  
Allocated Parking Space  
Ground Rent Approx - £182 pa  
Service Charge Approx £1,150 Pa  
Lease Length \_ 93 yrs



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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