



12 New Colebrooke Court, 61 Stanley Road

Carshalton, SM5 4LL

Guide price £225,000



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Watson Homes Cheam are pleased to present this well-proportioned, one-bedroom, second floor (top floor) flat, offering comfortable living space and excellent practical benefits. The property features a spacious lounge, an impressive lease of over 950 years, residents permit parking and a garage en bloc.

Ideally positioned in a popular residential location, the flat is conveniently situated close to local shops, green open spaces including Queen Mary's Park, and excellent transport links to get to Sutton, Carshalton, Wallington & Croydon.

This property presents an excellent opportunity for first-time buyers, downsizers or investors alike.

#### Accommodation

Security entry system, stairs to second floor, front door to...

#### Hallway

Laminate flooring, wall mounted radiator, wall mounted security entry system phone, storage cupboard, wall mounted thermostat.

#### Living Room

Laminate flooring, wall mounted radiator, UPVC double glazed window, doorway leading to kitchen.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel





sink and chrome tap, inlaid gas hob with extractor fan above, integrated oven/grill, space for fridge freezer, space for washing machine, tiled flooring, UPVC double glazed window.

#### Bedroom

Fitted carpet, built in wardrobe, wall mounted radiator, UPVC double glazed window.



#### Bathroom

Panel enclosed bathtub with chrome mixer tap and a thermostatic shower mixer tap, low level push button WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, wall mounted radiator, UPVC double glazed window.

#### Outside

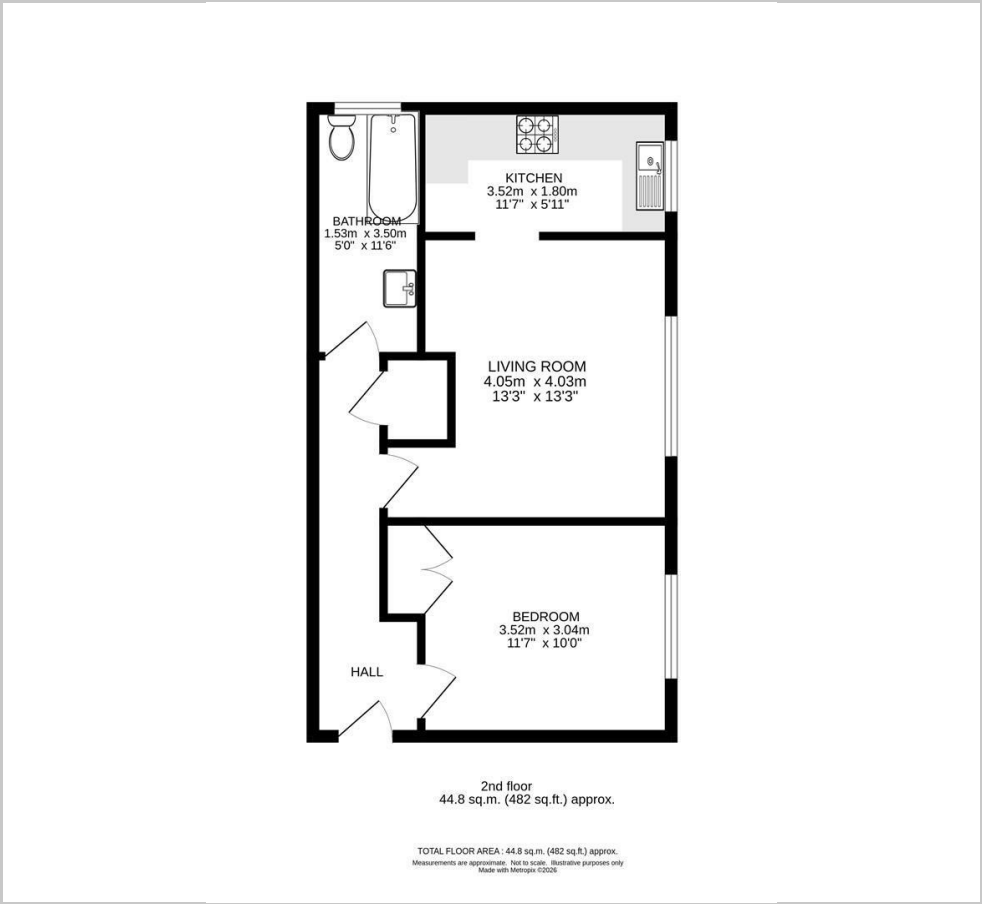
Garage en bloc, well kept communal grounds, residents permit parking.



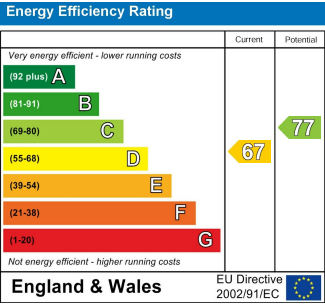
#### BUYER'S INFORMATION

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



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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