



Diana Court Stanley Road  
Carshalton, SM5 4LE  
Offers in excess of £200,000



# Diana Court Stanley Road

Carshalton, SM5 4LE

Offered with no onward chain, is this superbly presented and spacious one double bedroom ground floor purpose built apartment with allocated parking space, forming part of a small private development situated in a popular road. Features include security entry system, fitted kitchen, large lounge/diner, modern bathroom, double bedroom with built in wardrobes, central heating system, double glazing and well maintained communal grounds and garden.

Located for easy access to excellent transport links, local shops, restaurants, convenience stores and Wallington Town Centre with even more choice of shopping and leisure facilities.

EPC rating C. Sutton borough council tax band C. Lease 125 yrs from 25th Dec 1997

## Accommodation

Communal entrance leading to:-

Front door:

Hallway:

Flooring, entry-phone, radiator, fuse-box and coving.

Spacious Lounge/ Diner: 17'7 x 10'5 (max) (5.35m x 3.18m)

Flooring, coving, chandelier, radiator and double glazed window.

Kitchen: 12'2 x 5'9 (3.78m x 1.75m)

Flooring, fitted base and wall units, single





drainer sink with mixer tap, hob, oven, extractor hood, plumbing for washing machine, space for fridge freezer, plumbed for dishwasher, combination boiler, window and part tiled walls.

Bedroom: 13'5 x 10'4 (max) (4.08m x 3.15)

Built in wardrobes, carpeted, coving, radiator and double glazed window.



Bathroom:

Panel bath with mixer tap and shower attachment, hand wash basin with taps, part tiled walls, low level WC, radiator and extractor fan.

Outside:

Well maintained communal grounds and a large communal garden.

Parking:

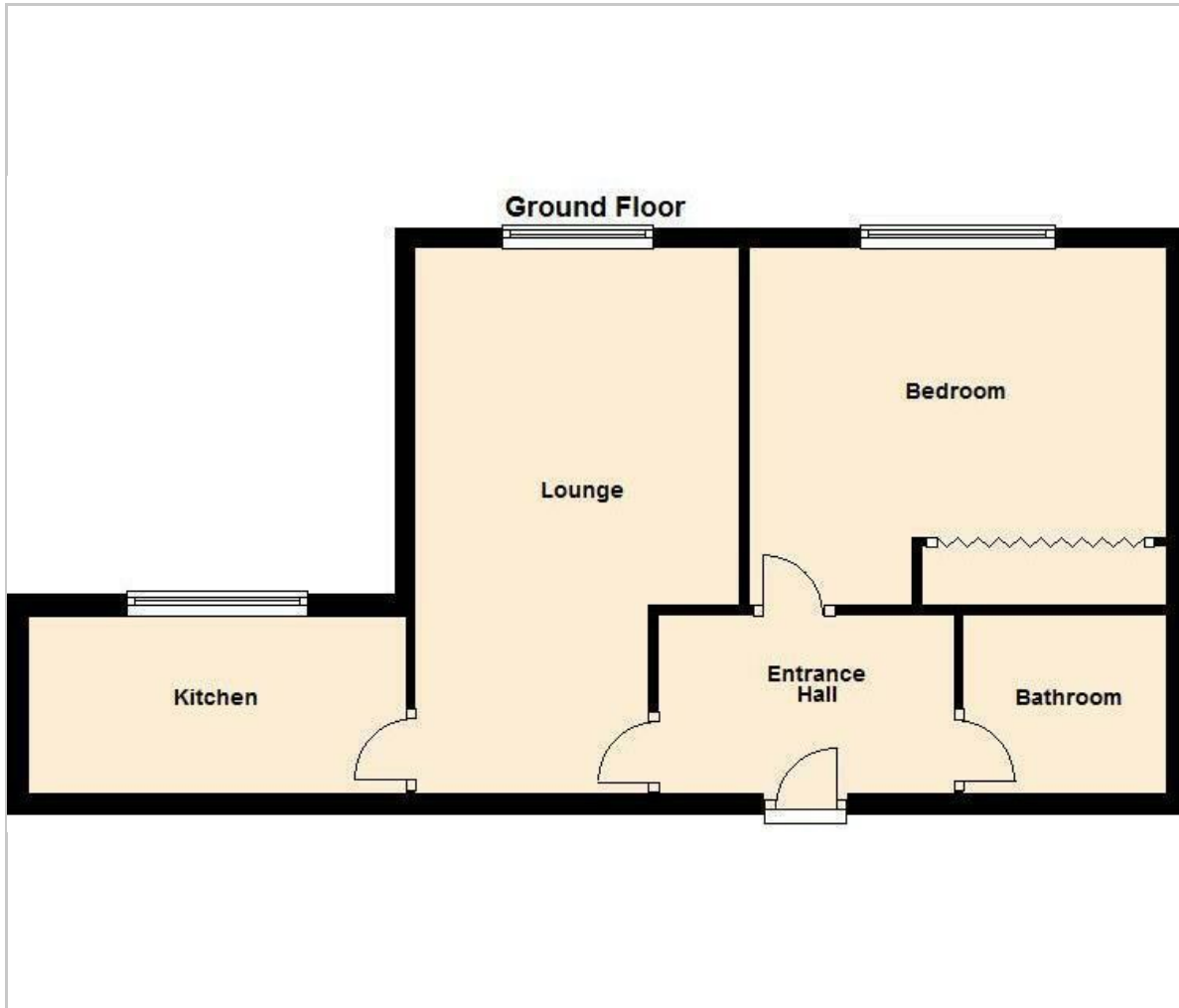
Allocated space.



#### 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

## Floor Plan



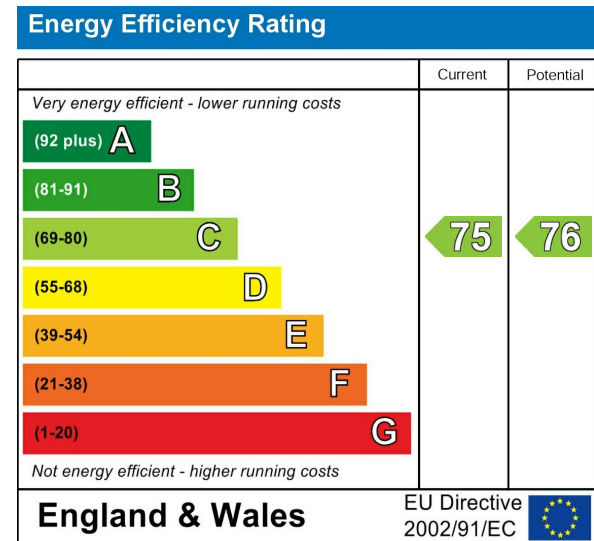
## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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