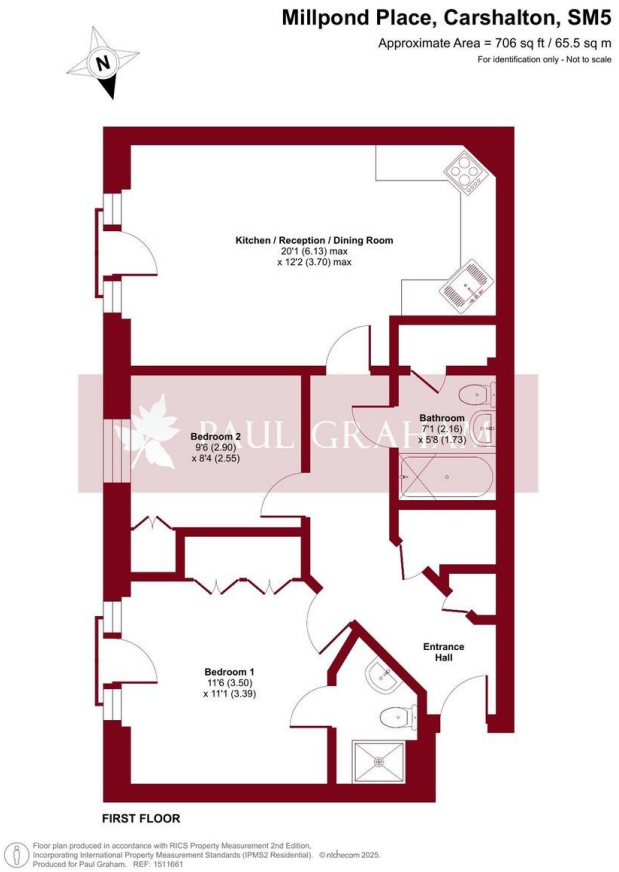






29 Waterside Court, Millpond Place, Carshalton, SM5 2JT | **Guide Price £325,000 Leasehold**

A superb two bedroom, two bathroom modern apartment set within the highly desirable and rarely available Waterside Court on Millpond Place. Positioned on the first floor and offered in good condition throughout, the property comprises a spacious open-plan kitchen/reception/dining room, two bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Further benefits include private allocated parking, a useful storage shed and a 100 year lease, making this an ideal opportunity for first-time buyers, professionals or investors alike.



Millpond Place is ideally situated just moments from Carshalton Train Station, providing excellent transport links into London, while Carshalton Village is also within easy reach with its selection of independent shops, cafés and restaurants. The property is perfectly placed for enjoying the surrounding Grove Park, The Ponds and local green spaces, offering a fantastic balance of convenience and lifestyle.

ENTRANCE HALL

KITCHEN/RECEPTION/DINING ROOM 20' 1" x 12' 2" (6.12m x 3.71m)

BEDROOM 1 11' 6" x 11' 1" (3.51m x 3.38m)

ENSUITE SHOWER ROOM

BEDROOM 2 9' 6" x 8' 4" (2.9m x 2.54m)

BATHROOM 7' 1" x 5' 8" (2.16m x 1.73m)

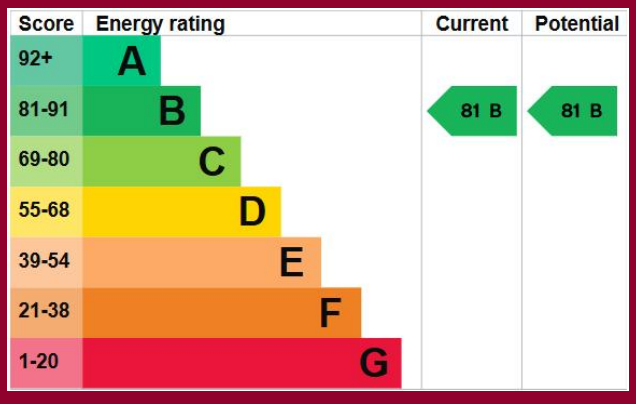
PRIVATE ALLOCATED PARKING

100 YEAR LEASE





IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



CARSHALTON
Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk

WALLINGTON
Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk