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

DOVER
GARDENS

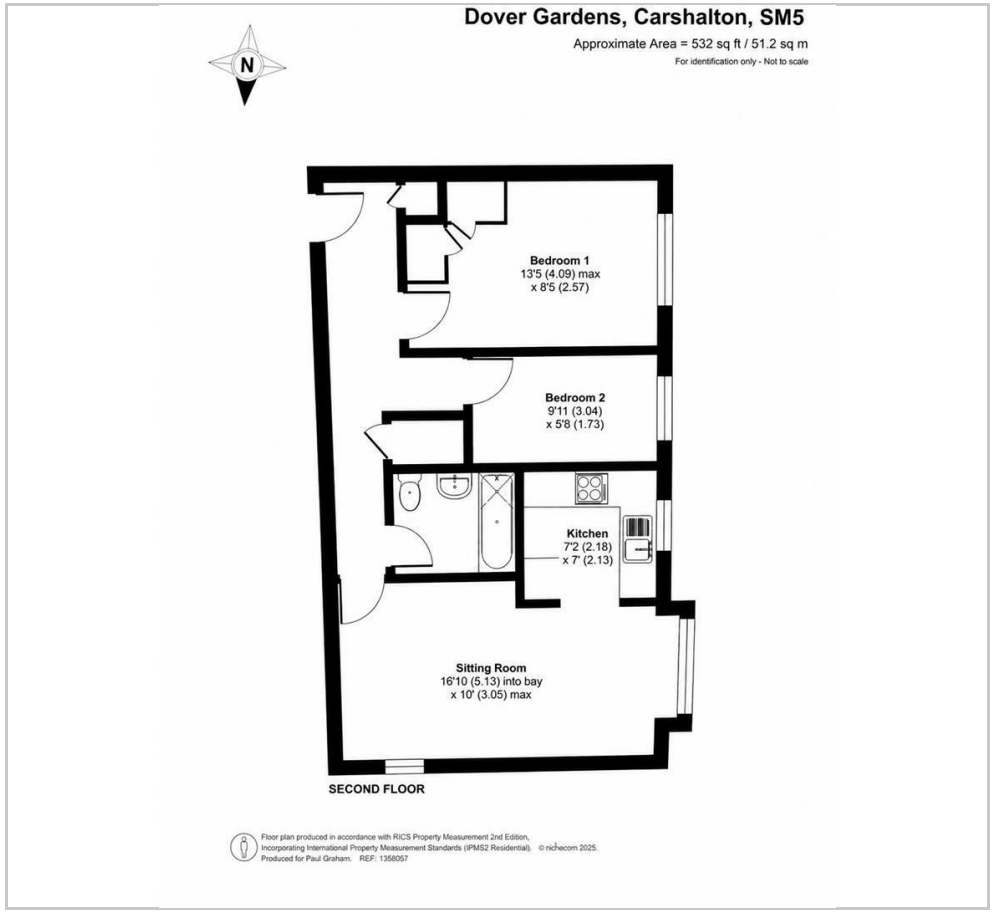
SAMSUNG
Water Dispenser

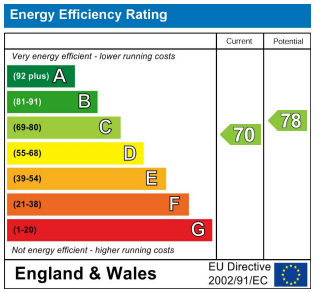
SAMSUNG

23
24
25
HELLO SAUSAGE

23
24
25
HELLO SAUSAGE

Floor Plan





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.

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

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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