

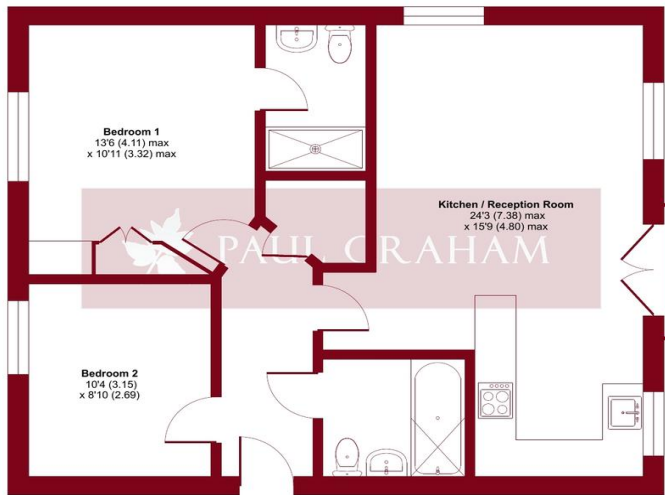


Flat 9 Morgan Court , Rochester Road, Carshalton, SM5 2LB | Offers In Excess Of £325,000 Leasehold

A superb top floor two bedroom, two bathroom apartment set within a modern private development in the heart of Carshalton Village, just moments from the station and the picturesque Ponds. Offering spacious open-plan living, allocated parking and a sought-after Village setting close to excellent schools and green open spaces, this impressive home is ideal for first time buyers, commuters or investors alike.

Morgan Court, Rochester Road, Carshalton, SM5

Approximate Area = 720 sq ft / 66.8 sq m
For identification only - Not to scale



SECOND FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 24' 3" x 15' 9" (7.39m x 4.8m)

BEDROOM 1 13' 6" x 10' 11" (4.11m x 3.33m)

ENSUITE

BEDROOM 2 10' 4" x 8' 10" (3.15m x 2.69m)

BATHROOM

LARGE STORAGE CUPBOARD

ALLOCATED PARKING

VISTOR PARKING BAYS

LEASE 101 YEARS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1414699. © nrichcom 2020.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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