

# Cromwells



**Flat 13 Windermere Court, Denmark Road, Carshalton, Surrey, SM5 2HP**  
**Offers in Excess of £325,000**

**A beautifully presented two double bedroom and 2-bathroom first floor apartment, overlooking pretty rear gardens & forming part of a select Carshalton development. The property has been very well maintained and benefits from a large open plan living area. In addition, the property also benefits from an allocated parking space and long lease and is located within a short walk of Carshalton Village with shops, amenities & open spaces, as well as Carshalton Mainline station with excellent services into London.**



- \*Two double bedrooms & Two bathroom \*Lift**
  - \*Attractive communal gardens**
  - \*Excellent location & allocated parking**
- 

#### **Entrance Hall -**

Storage cupboards Leading to:

**Kitchen/Living Room - 22' 5" x 12' 10" (6.83m x 3.91m)**

Super large, open plan modern kitchen/living room



**Bedroom 1 - 16' 4" x 10' 1" (4.97m x 3.07m)**

Double bedroom, built-in cupboard, en-suite shower room

**Bedroom 2 - 11' 4" x 9' 3" (3.45m x 2.82m)**

Double bedroom, built-in cupboard

**Bathroom - 6' 11" x 6' 5" (2.11m x 1.95m)**

Bath with newly fitted overhead shower

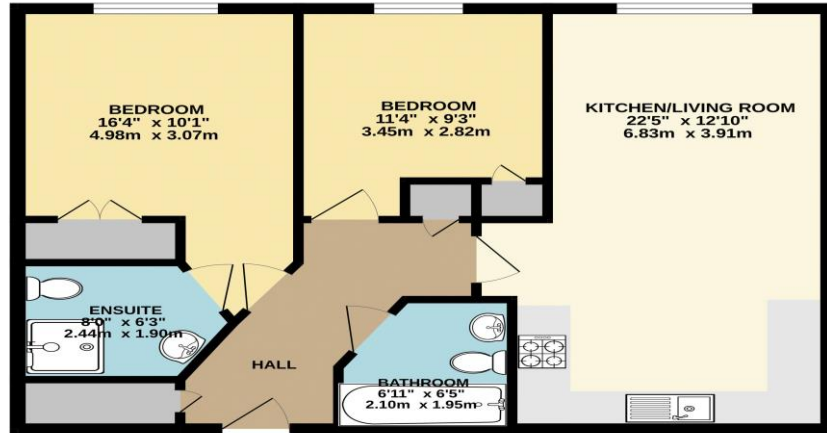
**Outside -**

**Communal gardens -**

**Parking space -**



FIRST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq ft. (62.9 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor's agreement shall apply to all aspects of the sale and no guarantee is made as to the accuracy of the floorplan or any other information contained herein.  
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## Council Tax - C Local Authority: London Borough of Sutton Tenure - Leasehold



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Carshalton Beches  
Surrey  
SM5 3NP



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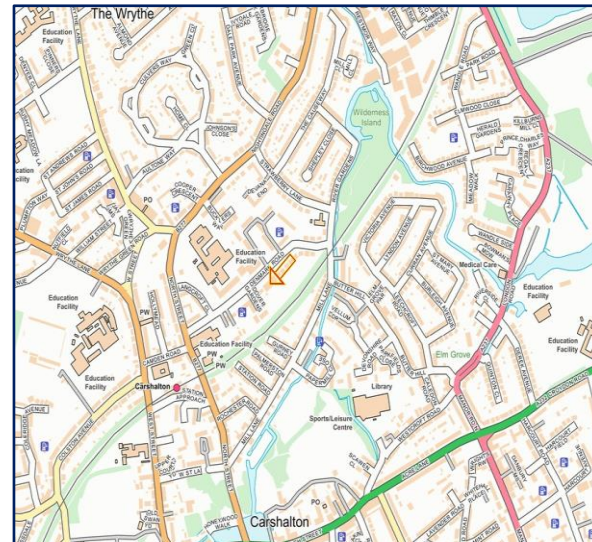


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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