
LAUREL LODGE
HUNTERS®
HERE TO GET you THERE
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Laurel Lodge, Denmark Road, Carshalton, SM5 2FQ
£250,000

NO ONWARD CHAIN - Hunters are delighted to present this well-maintained one-bedroom first floor retirement apartment, available for residents aged 60 and over, ideally positioned within a short walk of Carshalton Station.

The property benefits from excellent transport connections, with regular bus services and direct rail links to London, Sutton, Epsom, and St Albans.

A Lodge Manager is on site five days a week, offering additional support to residents and organising a variety of social activities within the development.

A guest suite is also available for visiting friends and family (charges apply).

The service charge includes the Careline system, buildings insurance, water and sewerage, communal cleaning, utilities and maintenance of shared areas, ground source heating, garden upkeep, lift servicing, and Lodge Manager support.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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carshalton@hunters.com I www.hunters.com

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KEY FEATURES

- LIFT SERVICE
- EXCLUSIVE TO HUNTERS
- LODGE MANAGER 5 DAYS PER WEEK
- 24 HOUR CARELINE SUPPORT SYSTEM
- PARKING AVAILABLE. FIRST-COME, FIRST-SERVED
- 117 YEAR LEASE
- NO ONWARD CHAIN
- RESIDENTS LOUNGE & COFFEE BAR





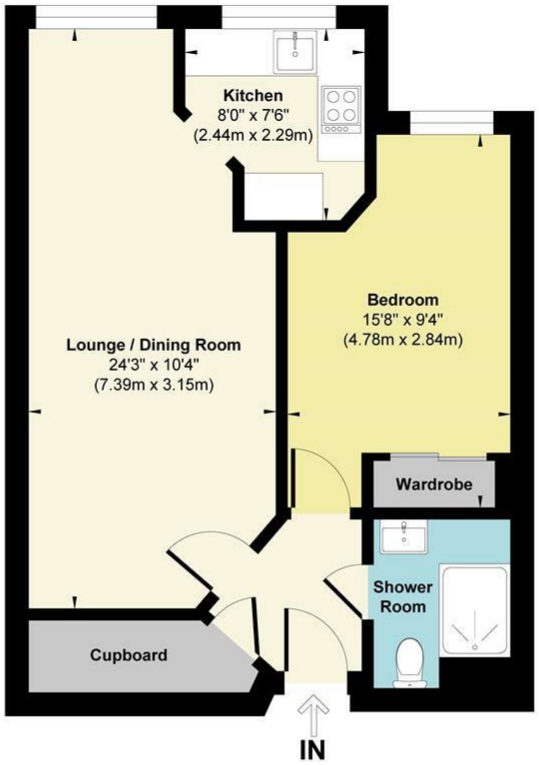



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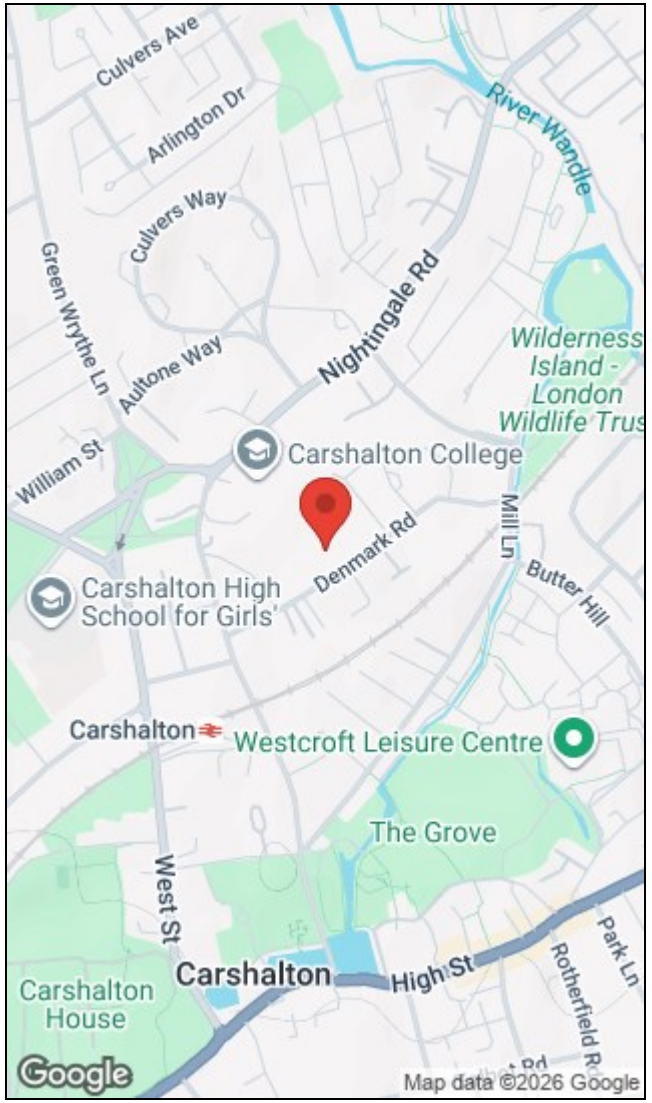

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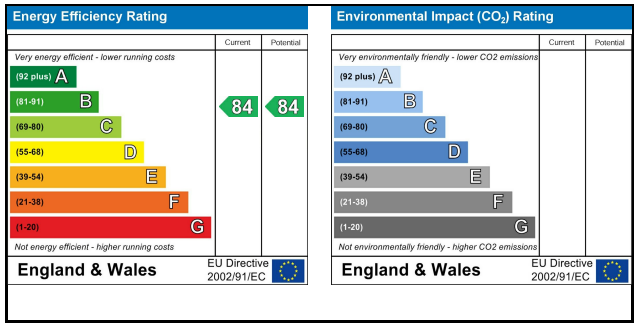


Approximate Floor Area
527 sq.ft
(48.93 sq.m)

Approx. Gross Internal Floor Area 527 sq. ft / 48.93 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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