

12 New Colebrooke Court 61 Stanley Road

Carshalton, SM5 4LL

Guide price £215,000

1 1 1

12 New Colebrooke Court 61 Stanley Road

Carshalton, SM5 4LL

Watson Homes Cheam are pleased to present this well-proportioned, one-bedroom, second floor (top floor) flat, offering comfortable living space and excellent practical benefits. The property features a spacious lounge, an impressive lease of over 950 years, residents permit parking and a garage en bloc.

Ideally positioned in a popular residential location, the flat is conveniently situated close to local shops, green open spaces including Queen Mary's Park, and excellent transport links to get to Sutton, Carshalton, Wallington & Croydon.

This property presents an excellent opportunity for first-time buyers, downsizers or investors alike.

Accommodation

Security entry system, stairs to second floor, front door to...

Hallway
Laminate flooring, wall mounted radiator, wall mounted security entry system phone, storage cupboard, wall mounted thermostat.

Living Room
Laminate flooring, wall mounted radiator, UPVC double glazed window, doorway leading to kitchen.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel

























sink and chrome tap, inlaid gas hob with extractor fan above, integrated oven/grill, space for fridge freezer, space for washing machine, tiled flooring, UPVC double glazed window.

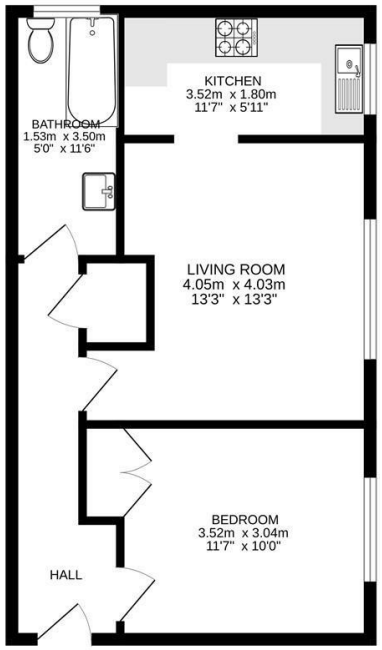
Bedroom
Fitted carpet, built in wardrobe, wall mounted radiator, UPVC double glazed window.

Bathroom
Panel enclosed bathtub with chrome mixer tap and a thermostatic shower mixer tap, low level push button WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, wall mounted radiator, UPVC double glazed window.

Outside
Garage en bloc, well kept communal grounds, residents permit parking.

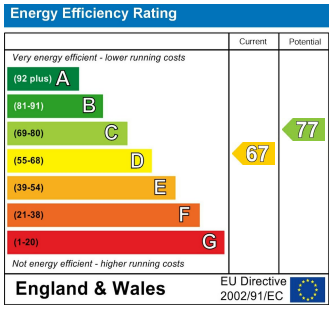
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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.

Floor Plan



2nd floor
44.8 sq.m. (482 sq.ft.) approx.

TOTAL FLOOR AREA : 44.8 sq.m. (482 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this property or require further information.

Additional information

Boiler is approximately 15 years old, not serviced recently but seller can get this done.
There is no loft space in the property.
New consumer unit installed 15/10/26.
The seller is upsizing and needs to find.
The property is on the top floor.
There is residents permit parking.
Leasehold - 956 years remaining on the lease.
Service charge - £1668 per year

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the