

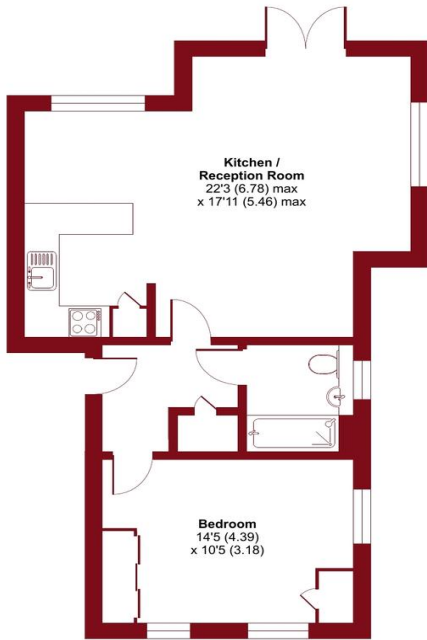


2 Holm Oak Court, Damson Way, Carshalton, SM5 4AY | **Guide Price £260,000**

A stunning ground floor flat in the sought-after Sovereign Park Development. This spacious and well-designed apartment seamlessly connects the lounge, dining, and kitchen areas, flooded with natural light for a warm ambience. The new kitchen features state-of-the-art appliances and a sleek breakfast bar. Enjoy a generously proportioned bedroom with built-in wardrobes, a well-appointed bathroom, and the convenience of allocated parking. With 139 years remaining on the lease, this modern flat offers a blend of tranquillity and convenience in Carshalton on the Hill.

Damson Way, Carshalton, SM5

Approximate Area = 615 sq ft / 57.1 sq m
For identification only - Not to scale



GROUND FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 22' 3" x 17' 11"
(6.78m x 5.46m)

BATHROOM 14' 5" x 10' 5" (4.39m x 3.18m)

BEDROOM 14' 5" x 10' 5" (4.39m x 3.18m)

BUILT-IN WARDROBES

CUPBOARD

ALLOCATED PARKING

139 YEARS REMAIN ON THE LEASE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Paul Graham. REF: 986598



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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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