

Sycamore Close Carshalton, Surrey SM5 2PS

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASE TO OFFER THIS bright and spacious two double bedroom ground floor property with the benefit of Share of Freehold. It is part of a private gated community situated in one of Carshalton's most highly regarded developments. The mainline station is just a few minutes away and you will walk past the picturesque Charshalton ponds as you make your way to the nearby village which offers you shopping, leisure and alternative travel facilities.

£335,000 - Leasehold - Share of Freehold



COMMUNAL ENTRANCE

Leading to communal hallway and stairs to upper floors.

ENTRANCE HALL

Oak leaded glass front door, two large built in storage cupboards and double radiator.

LOUNGE

4.67m x 3.78m (15'4 x 12'5)

Double glazed bay window overlooking the front communal garden, glazed panel to hallway and double radiator.

FITTED KITCHEN

3.10m x 2.26m (10'2 x 7'5)

Double glazed window overlooking the rear communal garden. Part tiled walls. Stainless steel sink. Range of wall and base units with laminate work surfaces. Inset electric hob. Fitted electric oven. Integrated fridge freezer. Plumbing for washing machine. Wall mounted boiler.

BEDROOM ONE

4.22m x 3.00m (13'10 x 9'10)

Double glazed window overlooking the attractive front communal gardens. Built in large storage cupboard. Radiator.

BEDROOM TWO

3.33m x 2.57m (10'11 x 8'5)

Double glazed patio door onto small paved area with space for table and chairs overlooking the private side communal garden. Built in storage cupboard.

BATHROOM

Frosted double glazed window. Part tiled walls. Panel bath with over bath shower. Pedestal wash hand basin. Low level WC. Heated towel radiator.

OUTSIDE

Beautifully kept communal gardens to front, side and rear of the property.

GARAGE

Single garage en-block. Further parking spaces available.

SERVICE CHARGE

£1148.00 per annum approximately (£287 per quarter)

BUILDINGS INSURANCE

£107.33





Total Approx. Floor Area 678 Sq.Ft. (63.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	76	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		