



25 Dover Gardens, Carshalton, SM5 2LD

£280,000



WH WATSON HOMES
Estate Agents

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Overview

NO ONWARD CHAIN

Nestled in the desirable Dover Gardens, Carshalton, this superb two-bedroom top floor apartment offers a delightful living experience within a well-maintained private development. The property is presented in good condition throughout, featuring a bright and inviting living space that is perfect for relaxation or entertaining. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

This apartment boasts two comfortable bedrooms, providing ample space for both residents and guests. A notable advantage of this property is the allocated parking, ensuring convenience for you and your visitors. Additionally, the rare inclusion of loft space offers practical storage solutions, making this home as functional as it is appealing.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a promising addition to their portfolio. The location is particularly advantageous, as Dover Gardens is tucked away just off Denmark Road, providing a peaceful retreat while remaining highly accessible.

Carshalton Station is merely moments away, offering fast and regular services into London, making it an ideal choice for commuters. Furthermore, the charming Carshalton Village is within easy reach, featuring a delightful selection of shops, cafés, pubs, and restaurants. The picturesque Carshalton Ponds and surrounding parks enhance the area's natural beauty, while excellent local schools and amenities further elevate the appeal of this fantastic location.

In summary, this two-bedroom apartment in Dover Gardens is a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community, combining convenience, charm, and practicality.

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Accommodation

ENTRANCE HALL

Security phone entry system, door into Communal Hall. Stairs to 3rd floor
Front door into spacious hallway with two storage cupboards (one housing water tank)
electric heater, laminate floor., loft access for storage, entry phone

SITTING ROOM

UPVC Double glazed windows front aspect, double glazed window to side aspect, laminate flooring, electric heater, power points, arch to

KITCHEN

UPVC Double glazed window, a range of kitchen cupboards with matching drawers below, laminate work top, tiled flooring, electric built in oven with built in extractor above, space for washing machine and fridge freezer

BEDROOM 1

UPVC Double glazed window, built in storage cupboards, carpets, electric heater, power points

BEDROOM 2

UPVC Double glazed window, carpets, power points

BATHROOM

Three piece white bathroom suite comprising of wc, hand basin with chrome taps, bath with chrome wall fitted shower attachment, mirrored cabinet, fully tiled walls, towel rail

ALLOCATED PARKING

BEAUTIFUL WELL KEPT COMMUNAL GARDENS CONSISTING OF MATURE TREES,
LAWNS AND FLOWER BEDS

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

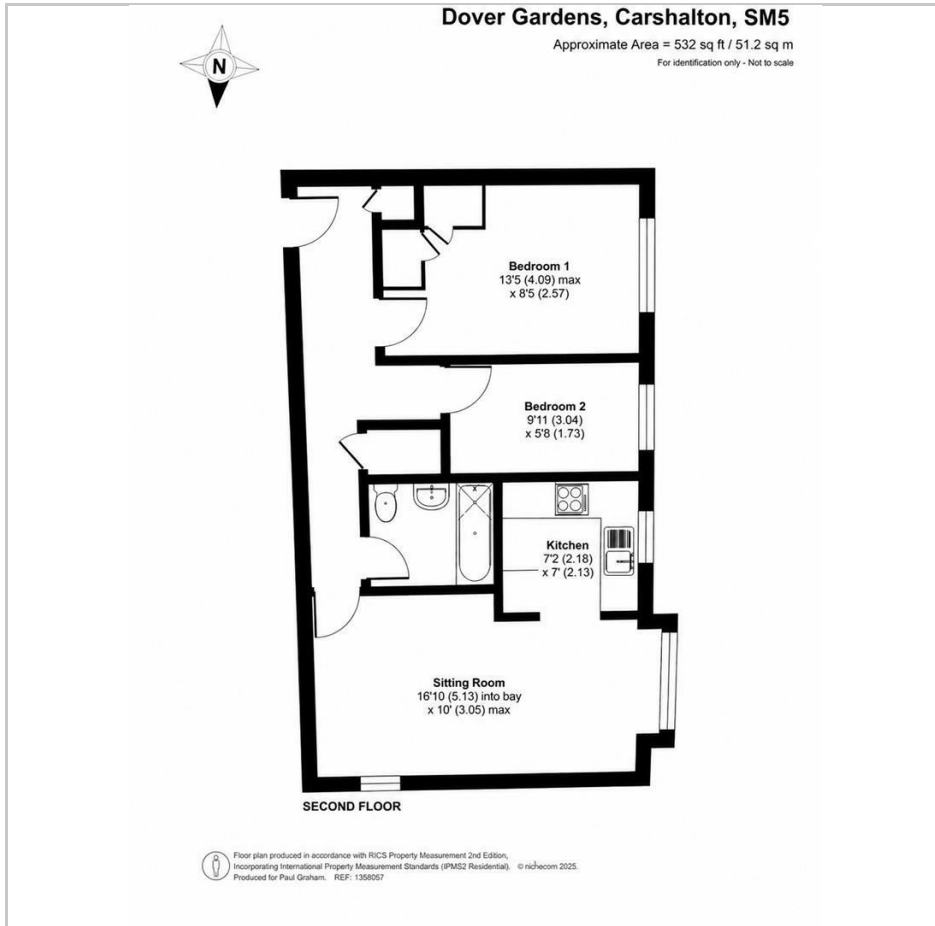








Floor Plan



Additional Information

Partly boarded accessed loft with ladder
 Electric only serviced 2024
 Free main permit and £10 per visitor
 No onward chain and the owner is vacating
 3rd Floor - Top floor
 Allocated Parking Space
 Ground Rent Approx - £182 pa
 Service Charge Approx £1,150 Pa
 Lease Length _ 93 yrs



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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