



**Goodfellows - Carshalton Beeches**

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www.goodfellows.co.uk

## Stanley Court, Stanley Park Road, Carshalton, SM5



### Overview...

No Chain

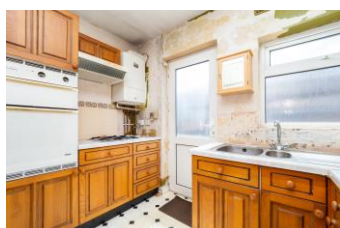
Share of Freehold

Two Bedrooms

Balcony

Communal Gardens

Good Transport Links



### Our view...

**CHAIN FREE-** This spacious apartment is located within close proximity of both Carshalton Beeches and Wallington. The property has been with the same ownership for over forty years and could now benefit with some updating throughout. The apartment boasts ample living accommodation comprising lounge, kitchen/diner, family bathroom and two well sized double bedrooms. Additionally, there is plenty of cupboard space for those who need the extra storage and a balcony overlooking the well-maintained communal grounds. Contact Goodfellows today to arrange your appointment!

**Asking Price: £305,000**

*Share of Freehold*

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING



### **Entrance Hall**

Access via private entrance with stairs leading up to the apartment which is situated on the first floor. Additional loft space from hall with storage.

### **Living/Dining Room**

15'6" x 13'2" (4.72m x 4.01m)

Double glazed window to front aspect, power points, lighting with two fans, coving and electric heater.

### **Kitchen**

9'6" x 7' (2.9m x 2.13m)

Double glazed windows and door to balcony. Fitted extractor fan, single bowl sink with inset drainer, washer/dryer, matching wooden wall and base units, boiler, oven with separate grill, tiled floor and power points.







## Your View...



### Bathroom

7' x 6'7" (2.13m x 2m)

Double glazed window to rear aspect, floor to ceiling wall tiles, wooden panelled bath with mixer taps, hand basin with mixer taps and radiator.

### Bedroom One

14'9" x 10'6" (4.5m x 3.2m)

Double glazed windows to front aspect, power points, fitted wardrobes and lighting.

### Bedroom Two

10'2" x 7'7" (3.1m x 2.3m)

Double glazed window to rear aspect, power points and lighting.

### Communal Gardens

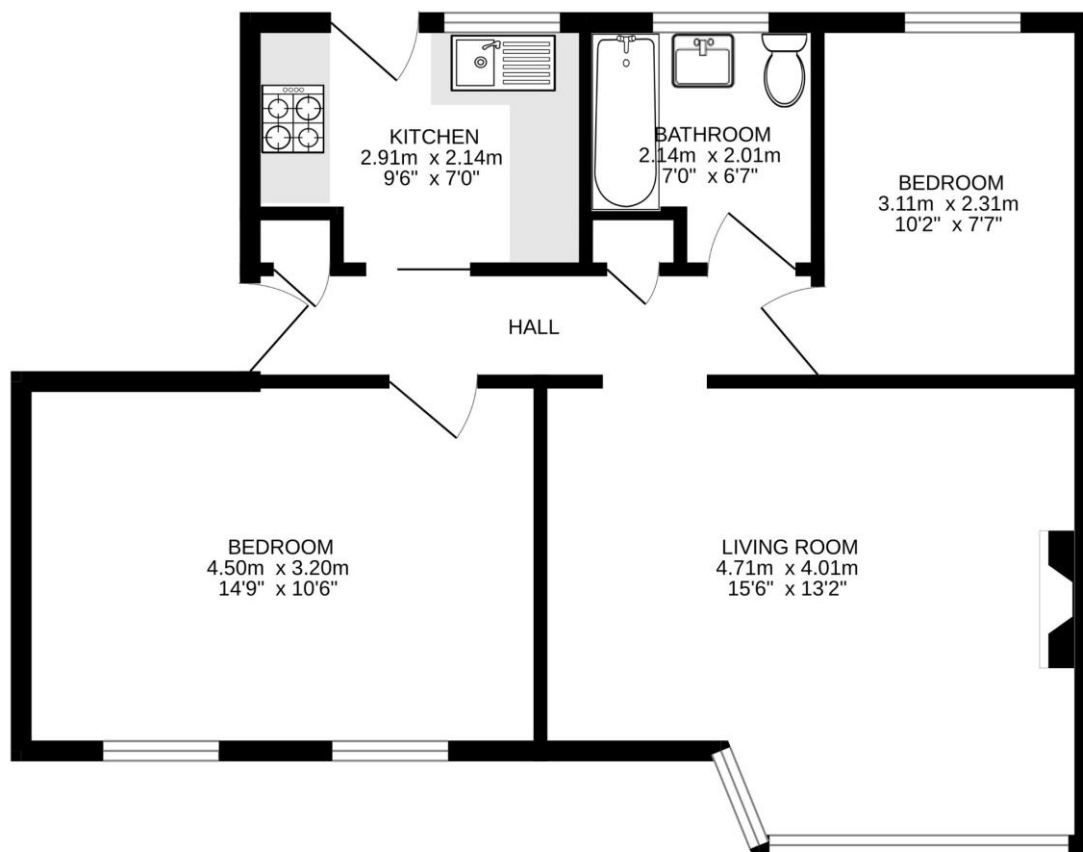
#### Additional Information

Share of Freehold 961 years

Service Charge: £50pa - communal gardens

Council Tax Band: C

EPC Rating: C



First floor  
54.0 sq.m. (581 sq.ft.) approx.

TOTAL FLOOR AREA : 54.0 sq.m. (581 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### Local Authority

London Borough of Sutton

#### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

#### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### All Measurements

All Measurements are Approximate

#### Floorplan Clause

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For full EPC please contact the branch

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