















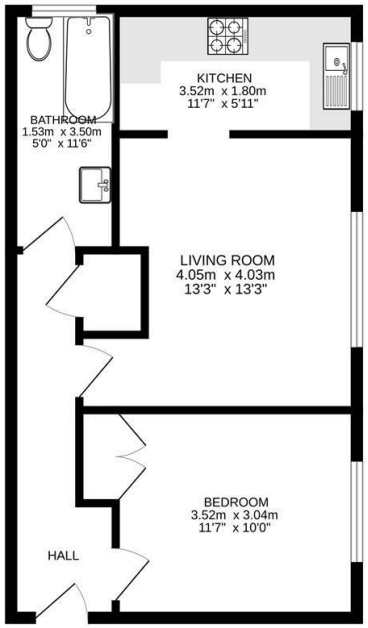
12 New Colebrooke Court 61 Stanley Road, Carshalton, SM5 4LL

Guide price £215,000

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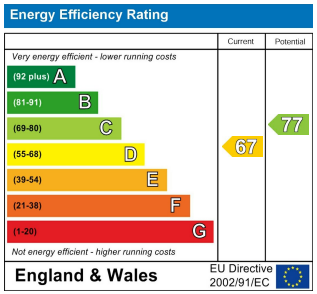
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Floor Plan



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
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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 property.

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