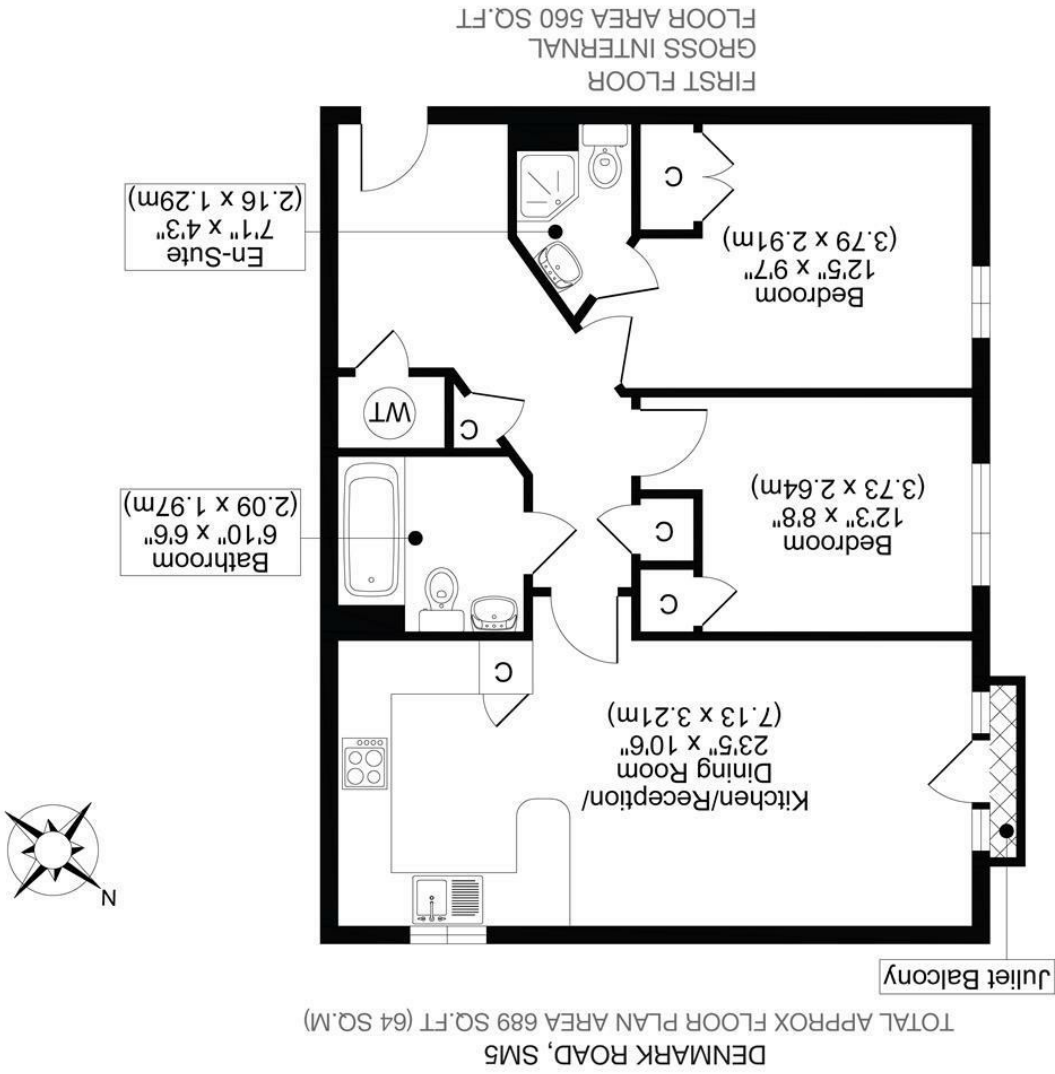


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





Flat 10 Windermere Court Denmark Road

Carshalton, SM5 2HP

Price Guide £299,950

Full vacant possession with no onwads chain! Silverman Black is delighted to offer this charming, recently refurbished, two bedroom/two bathroom first floor apartment in the ever popular Windermere Court development. Located in Denmark Road, only about 10 minutes walk from Carshalton BR station, the apartment affords a welcoming entrance hall with two deep store cupboards, a bright and airy open plan living space with Juliet balcony and a fitted kitchen which includes several appliances, a master bedroom with both a double wardrobe and an en-suite shower room, a generous second double bedroom and a full family bathroom. The apartment has been recently redecorated, with largely new flooring - so is in pristine condition, for anyone looking for an apartment "ready for occupation". Other benefits include a security entryphone system, double glazing and electric heating. Externally, the communal areas are very well presented and featute a lift service - whilst the building is surrounded by allocated resident's parking spaces and well maintained communal gardens. In terms of facilities, Carshalton BR station is just less than half a mile distant (10 minutes walk) which affords regular fast trains into Clapham Junction, London Victoria and The City in roughly half an hour. Shopping facilities are available at Wrythe Green - again about a 10 minute walk away - whilst Carshalton Village High Street is just a little further away (15 minutes walk). The Ponds, All Saints Church. The Cryer Theatre and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) are all within 15 minutes walk (0.75 miles), whilst The Westcroft Leisure Centre is about half a mile away . Several excellent local schools are also within walking distance, including St Philomenas, Victor Seymour & St Marys within 0.5 miles. Viewing of this exceptional apartment is very strongly recommended - so call today to make your appointment to visit - you won't be disappointed!



- Vacant Possession with No Onwards Chain
- A delightful two bedroom, two bathroom first floor apartment located in the ever popular Windermere Court development
- Accommodation comprises: Entrance Hall with two storage cupboards, open plan Living Room with a Juliet balcony and fitted Kitchen suite
- Master Bedroom with built in storage & en-suite shower room, further double bedroom, family bathroom
- The whole flat has been redecorated with largely new flooring, security entryphone system, double glazing, electric heating
- Well maintained communal areas, lift service to all upper floors, allocated residents and visitors parking spaces, communal gardens
- Leasehold - 99 years remaining; Council Tax Band "B": EPC rating "C" (76/82); Service Charge £1968 pa; Ground rent £500 pa
- Carshalton BR station is approx 10 minutes walk away (0.5 miles) affording regular fast trains to Clapham Junction and London Victoria
- Carshalton Village, The Westcroft Centre, The Cryer Theatre, The Grove, The Ponds and All Saints Church are all with 1 mile (15 minutes walk)
- Viewing of this exceptional apartment is highly recommended - so book your appointment today

