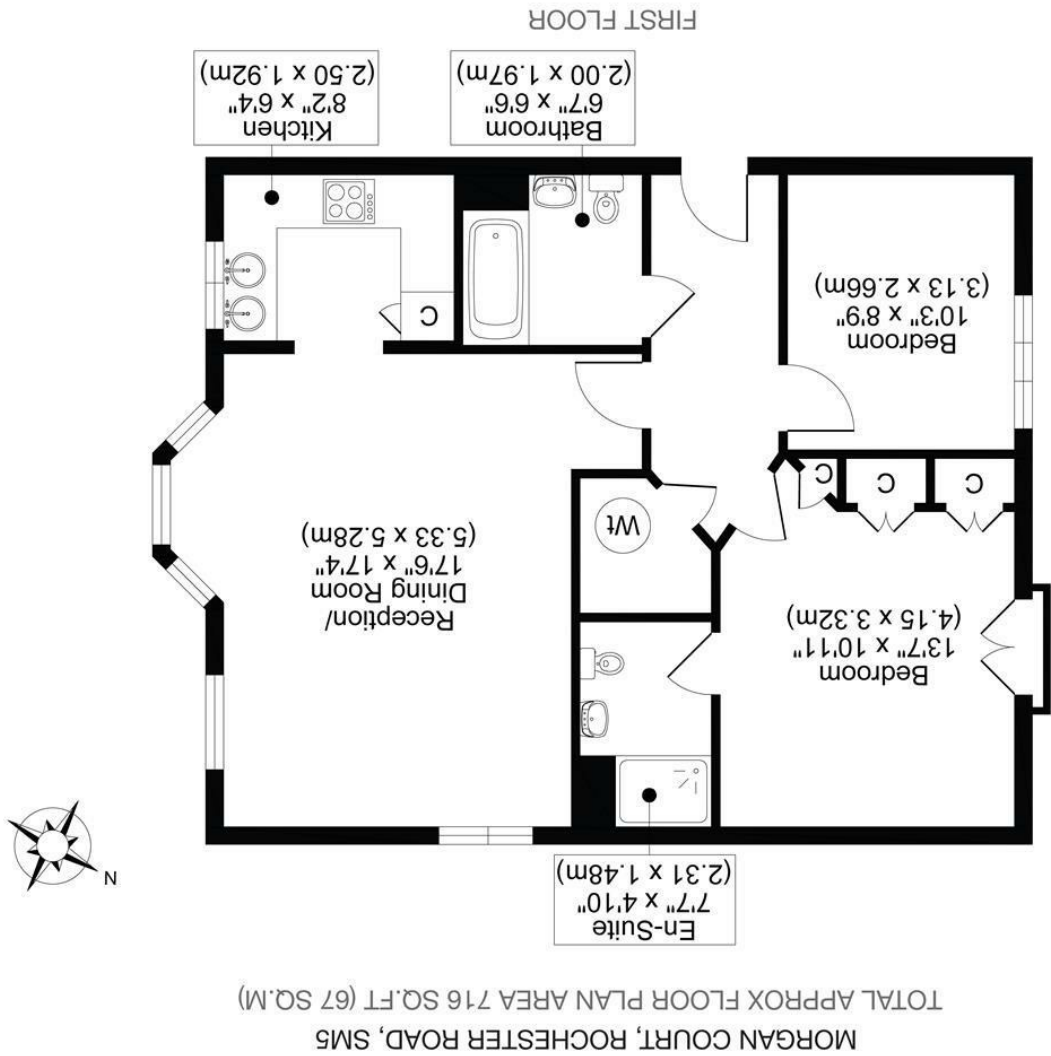


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





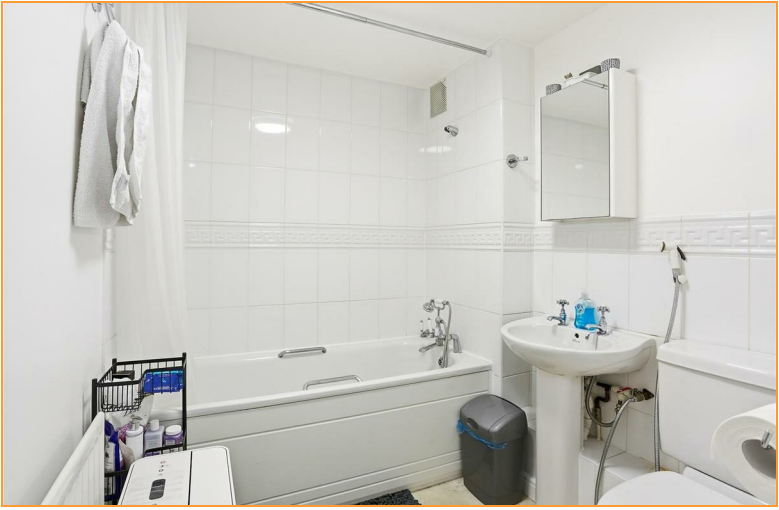


## Morgan Court Rochester Road

Carshalton, SM5 2LB

Price Guide £350,000

Silverman Black is delighted to offer this spacious and well presented two bedroom, two bathroom first floor apartment to the market, positioned within the landmark Morgan Court development just 100 yards from Carshalton BR station. A bright and airy unit located at the front of the building, the apartment offers a large, dual-aspect living room with a deep bay window and plenty of space for a dining suite - and a fully integrated luxury kitchen complete with all appliances. The master bedroom has several substantial built-in wardrobes, a full ensuite shower room and a Juliet Balcony overlooking the communal gardens to the rear, whilst the second bedroom is a generously proportioned double and is served by the full family bathroom just opposite. The flat affords generous storage space with a large walk-in storage cupboard located just off the entrance hall, which also incorporates the plumbing for the washing machine. Externally there are well maintained communal gardens and private resident's parking with one space allocated to Flat 6, and some visitors spaces. Other benefits include full double glazing & gas central heating to radiators, a security entryphone system, well presented communal areas and a good lease with over 100 years remaining unexpired on the term. Morgan Court is a highly sought after residential complex of luxury apartments, located at the junction of North Street & Rochester Road, almost directly opposite the entrance to Carshalton BR station - so less than 5 minutes from the platform to your front door! Carshalton station offers frequent fast trains to London Victoria & The City via Clapham Junction in about 30 minutes. Grove Park - a fine example of a Victorian urban park - All Saints Church, the Ponds and the centre of Carshalton Village are all within about 0.25 miles (5 minutes walk). An ideal first time purchase - with real "wow factor" - viewing is very highly recommended - so call today to book your appointment!



- A rare opportunity to acquire a luxury apartment in the landmark Morgan Court development - located only 100 yards from Carshalton BR station
- Accommodation comprises a large dual aspect living room, a fully integrated kitchen, a master bedroom with ensuite shower and Juliet balcony, second double bedroom, family bathroom
- Fully double glazed, gas central heating to radiators, security entryphone system, well presented communal areas, ample storage space
- Leasehold - Good length lease with over 100 years remaining on the current term
- Well maintained communal gardens, allocated parking space, visitors spaces
- Council Tax Band "C"; EPC rating "C" (76/81)
- Only about 100 yards from the apartment to the platform at Carshalton BR station - affording easy, fast access into London Victoria and The City
- Grove Park, The Ponds, All Saints Church, the Sutton Ecology Centre and Carshalton Village centre are all within about 5 minutes walk (0.25 miles)
- A luxury flat with real "wow factor" - an ideal purchase for first time buyers or commuters!
- Viewing of this fantastic flat is highly recommended - so call today to book your appointment to visit!

