HUNTERS®
HERE TO GET you THERE
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North Street, Carshalton

£325,000

NO ONWARD CHAIN! Hunters are delighted to offer this charming, ground and lower ground floor, duplex apartment located within easy reach of Carshalton station and village. This delightful property boasts a unique character that is sure to impress. With two spacious double bedrooms, it offers ample room for relaxation and comfort.

As you enter the apartment, you will be greeted by a welcoming reception room that provides a perfect space for entertaining guests or enjoying quiet evenings at home. The split-level design adds an element of sophistication and enhances the overall flow of the living space.

The property benefits from a small balcony, which is accessed from the exterior of the flat. Additionally, residents have access to a communal garden, providing a lovely outdoor area to socialise or simply relax. For those with a vehicle, parking is available on a first-come, first-served basis.

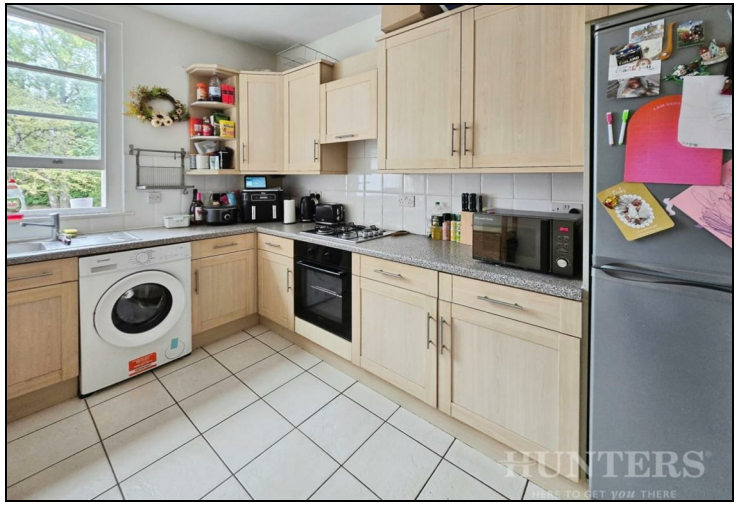
Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

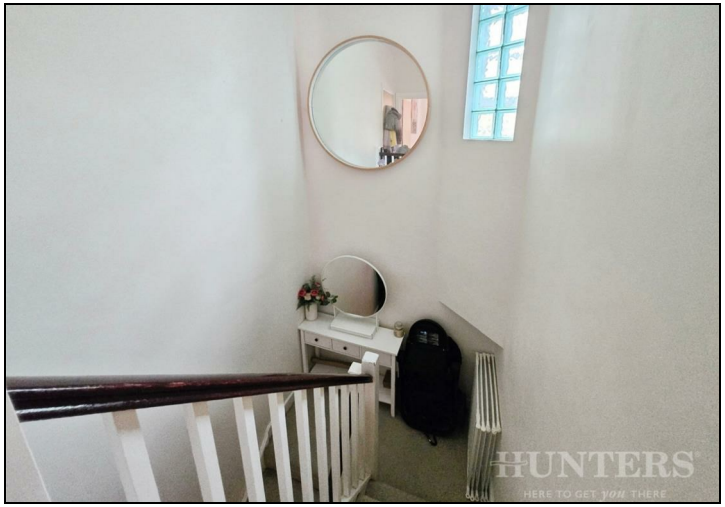
92 High Street, Carshalton, Surrey, SM5 3AE I 020 8669 1231
carshalton@hunters.com I www.hunters.com

This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surry, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- BEAUTIFUL CHARACTER BUILDING
- EXCLUSIVE TO HUNTERS
- WELL KEPT COMMUNAL GARDENS AND DRIVEWAY
- SECURE ELECTRIC GATES
- TWO DOUBLE BEDROOMS
- SPLIT LEVEL
- PART SASH WINDOWS / PART DOUBLE GLAZING
- NO ONWARD CHAIN





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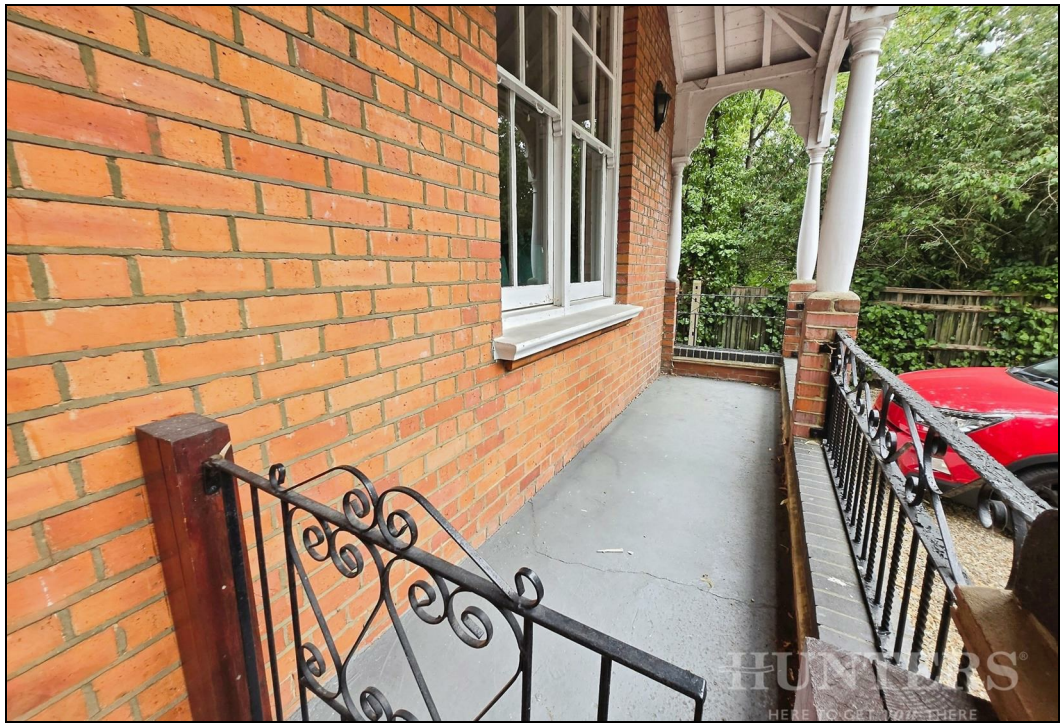
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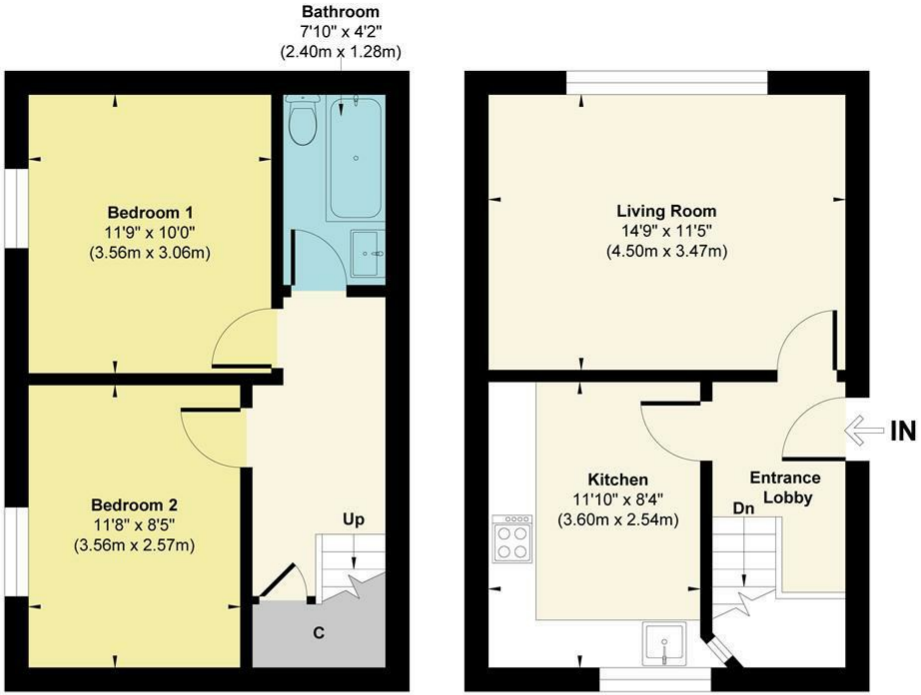
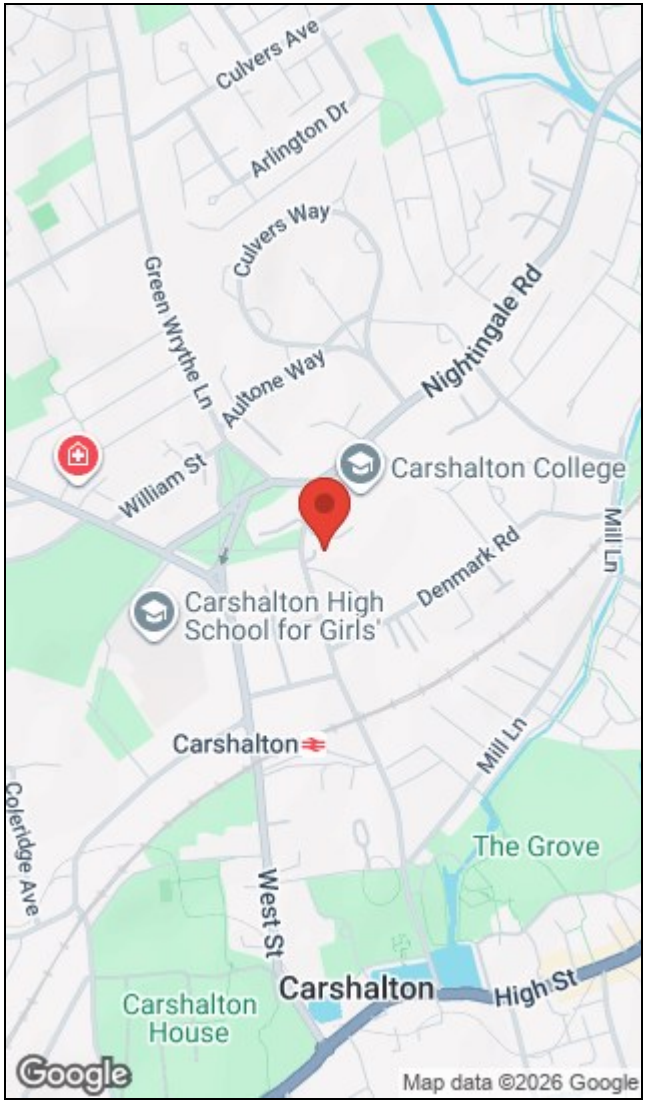


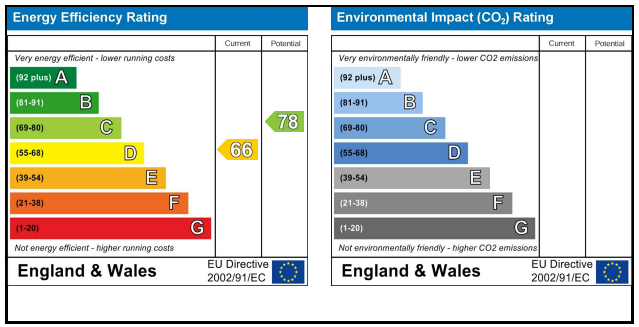
Ground Floor
Approximate Floor Area
350 sq.ft
(32.49 sq.m)

First Floor
Approximate Floor Area
350 sq.ft
(32.49 sq.m)

Approx. Gross Internal Floor Area 700 sq. ft / 64.98 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com





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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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