



LAUREL LODGE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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Laurel Lodge, Denmark Road, Carshalton, SM5  
2FQ  
£260,000



NO ONWARD CHAIN - Hunters are delighted to present this well-maintained one-bedroom first floor retirement apartment, available for residents aged 60 and over, ideally positioned within a short walk of Carshalton Station.

The property benefits from excellent transport connections, with regular bus services and direct rail links to London, Sutton, Epsom, and St Albans.

A Lodge Manager is on site five days a week, offering additional support to residents and organising a variety of social activities within the development.

A guest suite is also available for visiting friends and family (charges apply).

The service charge includes the Careline system, buildings insurance, water and sewerage, communal cleaning, utilities and maintenance of shared areas, ground source heating, garden upkeep, lift servicing, and Lodge Manager support.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

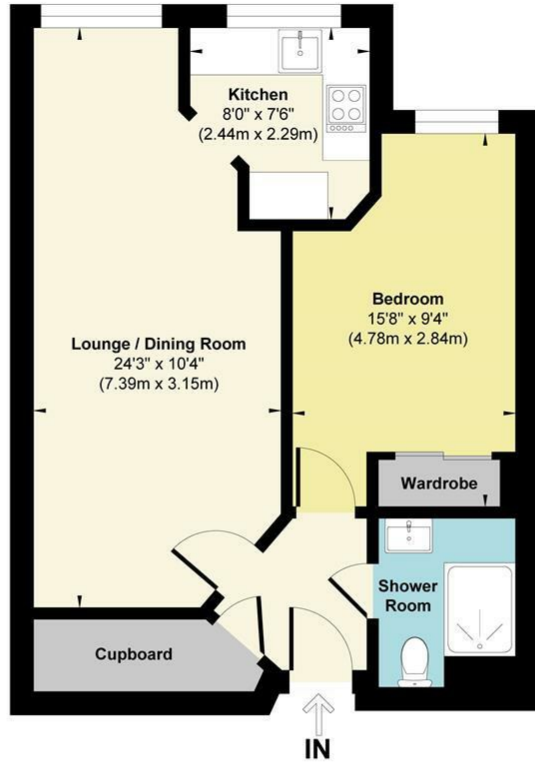
- LIFT SERVICE
- RESIDENTS LOUNGE & COFFEE BAR
- LODGE MANAGER 5 DAYS PER WEEK
- 24 HOUR CARELINE SUPPORT SYSTEM
- PARKING AVAILABLE. FIRST-COME, FIRST-SERVED
- 117 YEAR LEASE
- NO ONWARD CHAIN
- EXCELLENT CONDITION







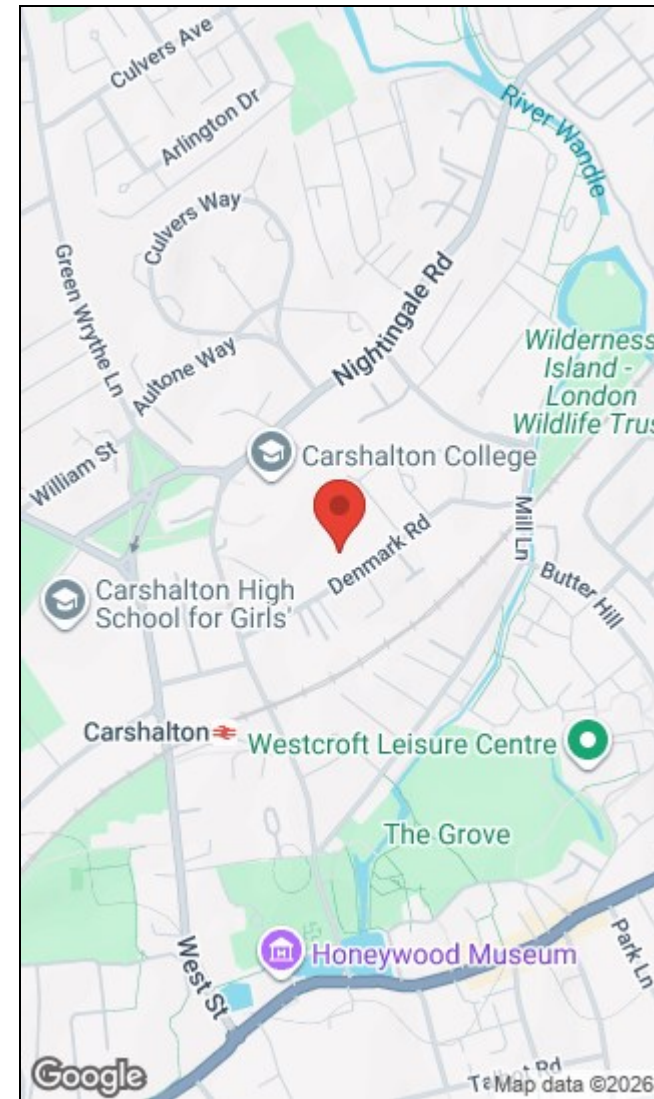




Approximate Floor Area  
527 sq.ft  
(48.93 sq.m)

**Approx. Gross Internal Floor Area 527 sq. ft / 48.93 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>84</b>	<b>84</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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