



HUNTERS[®]
HERE TO GET *you* THERE

 |  |  |  **HUNTERS**[®]
HERE TO GET *you* THERE

William Street, Carshalton

Guide Price £190,000



GUIDE PRICE £190,000 - £200,000

Offered with no onward chain, this beautifully presented one-bedroom ground floor apartment is an ideal first home or investment opportunity, perfectly positioned within easy reach of Carshalton Station and the charm of Carshalton Village.

Recently redecorated throughout and fitted with new carpets, the apartment is ready to move straight into. The bright and welcoming living room offers plenty of space to relax or entertain, while the double bedroom provides a peaceful retreat with room for additional furniture or a home working space.

The separate kitchen is practical and well laid out with ample storage, while the bathroom and useful hallway storage add to the home's everyday convenience.

Further benefits include allocated parking, gas central heating, double glazing and no onward chain.

One of the property's key strengths is its location. Carshalton Station is close by, providing excellent links into London, while Carshalton Village offers cafés, restaurants, local shops, parks and the picturesque ponds, creating a lovely balance between commuter convenience and village living.

Combining move-in-ready accommodation, allocated parking and a convenient location, this home would suit first-time buyers, professionals and investors alike.

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 | 020 8669 1231
carshalton@hunters.com | www.hunters.com



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

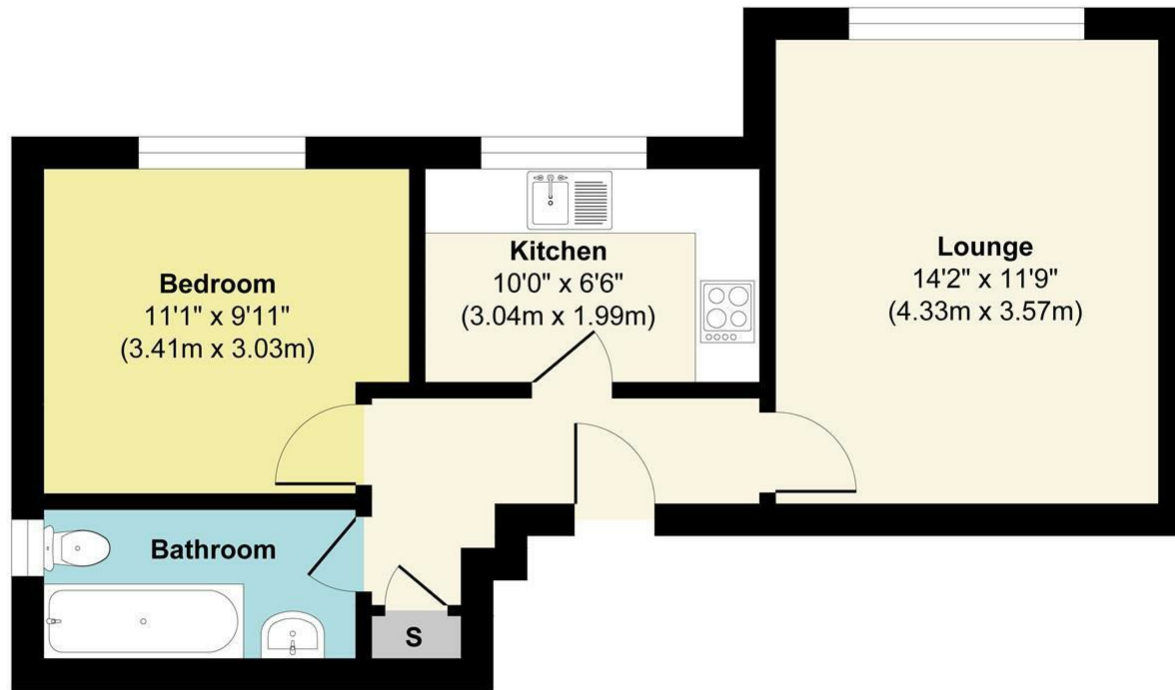


KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- RECENTLY REDECORATED
- EXCELLENT TRANSPORT LINKS
- ALLOCATED PARKING
- CARPET RECENTLY REPLACED
- FITTED CUPBOARD IN HALLWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING





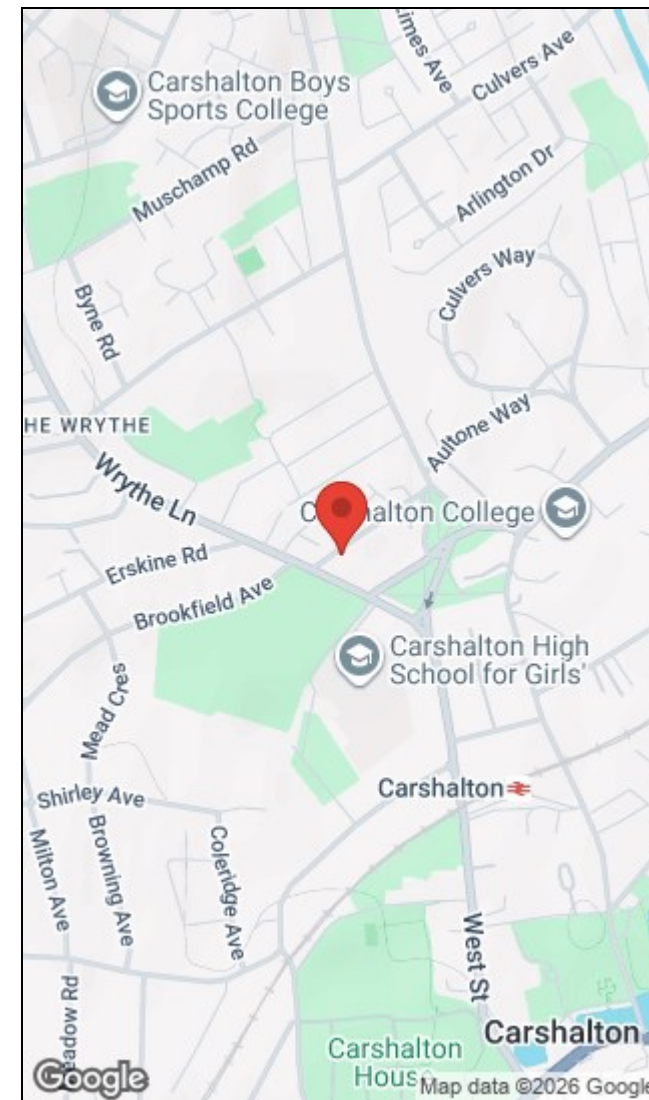


Floor Plan

Approx. Gross Internal Floor Area 458 sq. ft / 42.55 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
75		76	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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



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