



HUNTERS[®]

HERE TO GET *you* THERE



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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.

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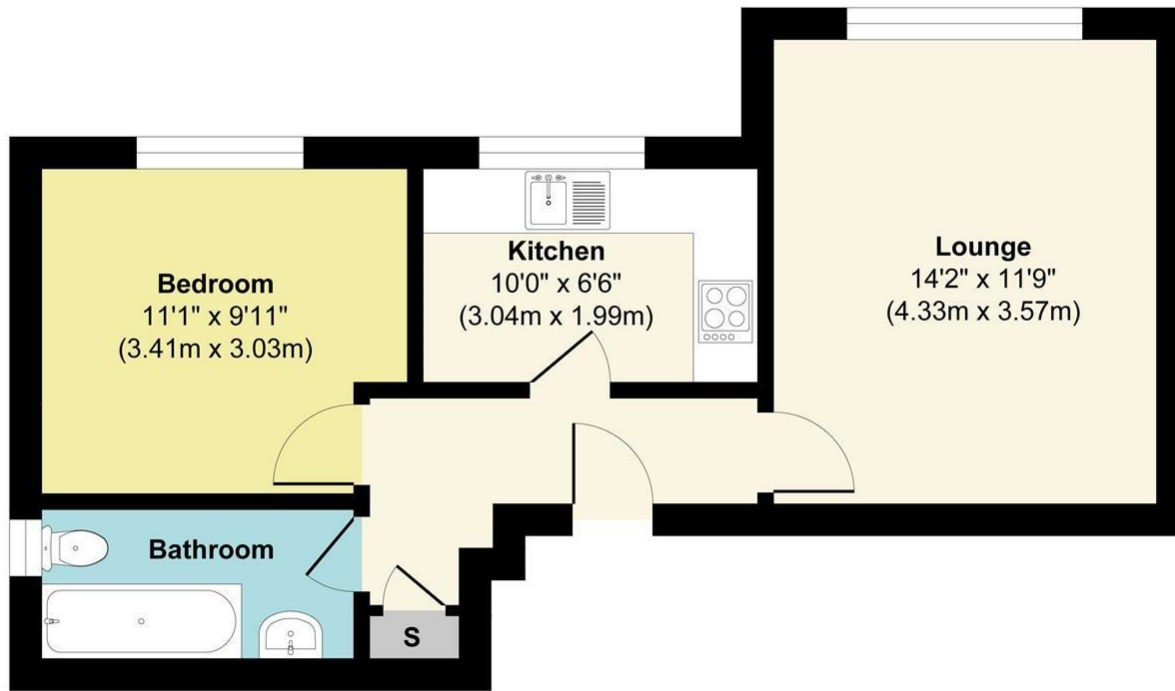


KEY FEATURES

- 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





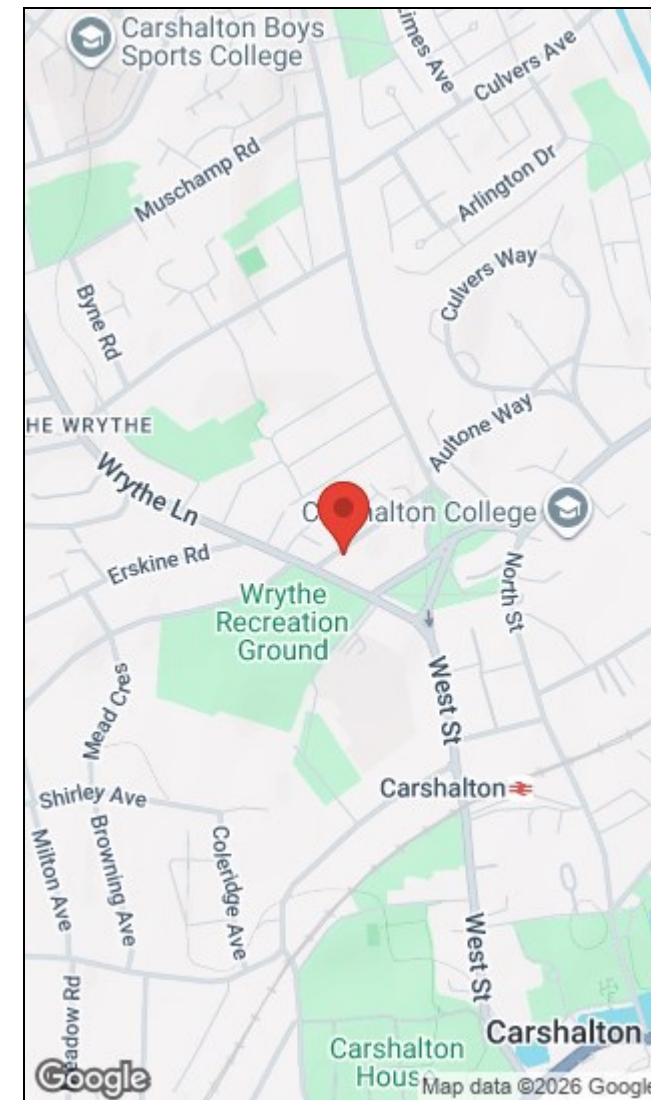


Floor Plan

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.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (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 | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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