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# Sycamore Close, Carshalton

## £350,000

SHARE OF FREEHOLD, GARAGE & NO ONWARD CHAIN! Hunters are excited to offer this charming first floor apartment located in the highly sought-after gated development of Sycamore Close, Carshalton. This wonderful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

Situated close to the mainline station, commuting to London and other nearby areas is a breeze, while the charming Carshalton village is just a short stroll away, offering a variety of shops, cafes, and local amenities. The apartment also benefits from a garage along with residents' parking which is available on a first-come, first-served basis.

With no onward chain, this presents a fantastic opportunity for those looking to move in without delay. This property is sure to impress. Do not miss the chance to make this lovely apartment your new home.

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

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## KEY FEATURES

- SHARE OF FREEHOLD
- EXCLUSIVE TO HUNTERS
- GARAGE
- TWO DOUBLE BEDROOMS
- ELECTRIC UNDERFLOOR HEATING
- LOVELY COMMUNAL GARDENS
- GATED DEVELOPMENT
- NO ONWARD CHAIN







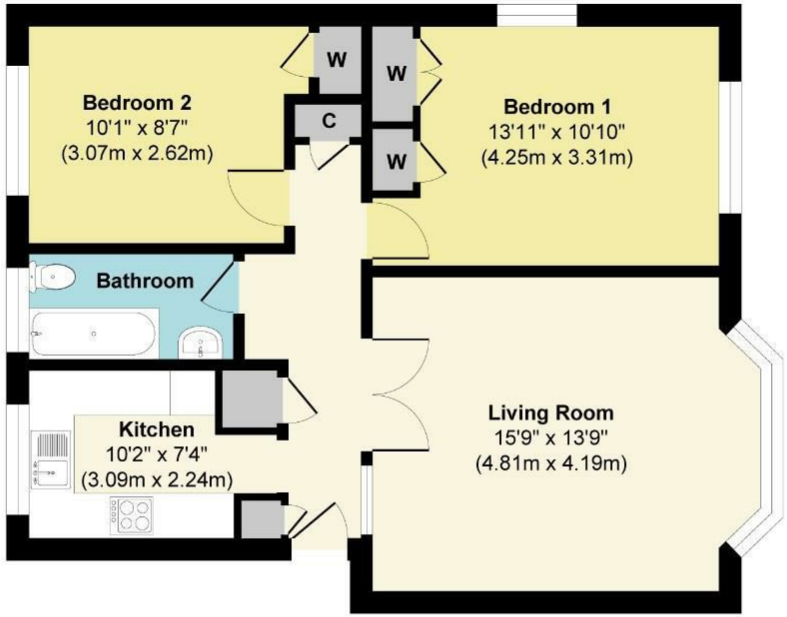



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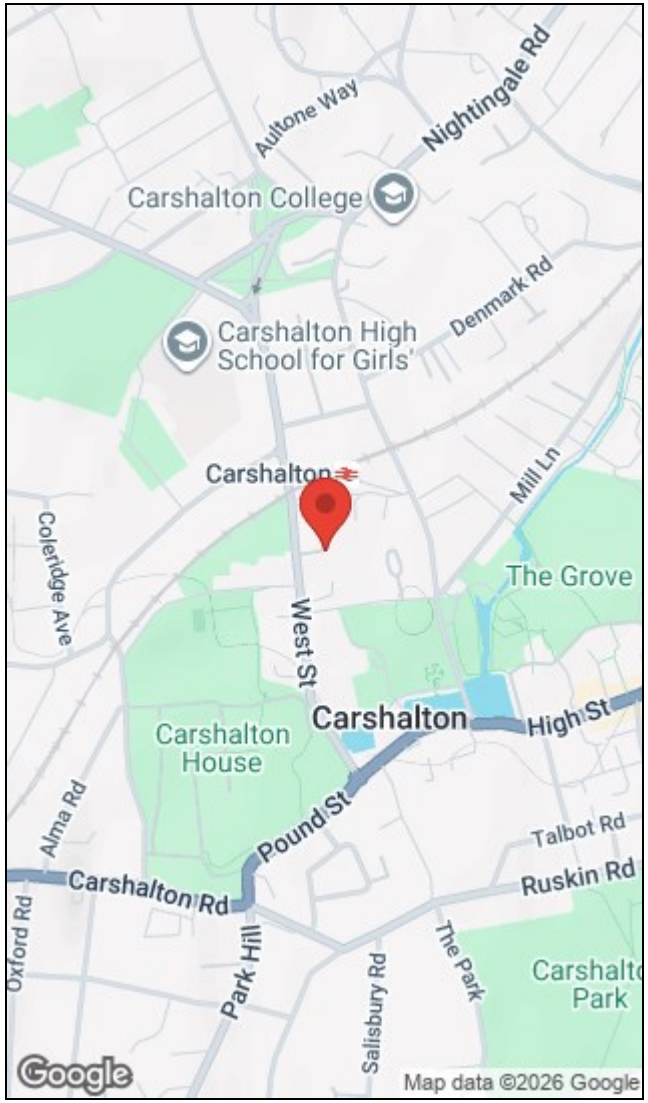


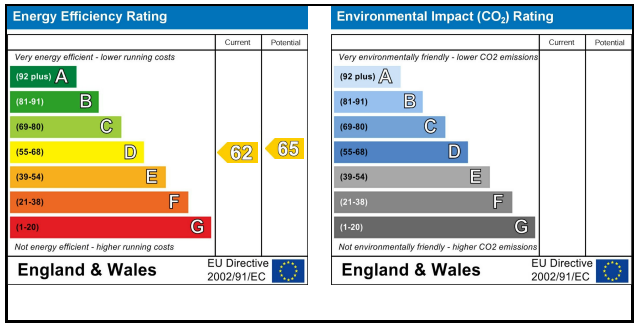

**Ground Floor**
**Approximate Floor Area**
**614 sq. ft**
**(57.00 sq.m)**

**Approx. Gross Internal Floor Area 614 sq. ft / 57.00 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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