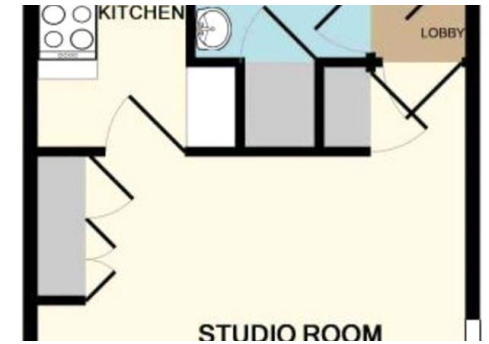




APELDOORN DRIVE, WALLINGTON



Hallways are pleased to bring to the market this light and airy ground floor studio with lovely views of the communal garden. Set in a quite location and within easy walking distance to local parks and amenities.

£169,950 Leasehold | REDUCED TO SELL

SSTC





Set in a quiet cul-de-sac, this well presented studio apartment is set in a great location with only a short distance to Wallington town centre and transport links. The studio comprises its own kitchen and WC and has a spacious living area. The property also benefits from having a private parking space.

1.1 miles from Wallington Railway
1.2 miles from Purley Railway

0.2 miles from Wallington Primary Academy
0.4 miles from The John Fisher School

Council Tax Band: B (LB Sutton)
Tenure: Leasehold

- Studio with garden access
- Ground floor
- Sought After Location
- Well presented
- Allocated Parking







Energy Efficiency Rating		Current	Potential
The more efficient - lower running costs			
102-150	A		
81-101	B		
69-80	C		
55-68	D		66
39-54	E	49	
21-38	F		
1-20	G		
The less efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			

Viewing by appointment only
Hallways Estates Limited

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.