



REGAL CRESCENT, WALLINGTON

LONG LEASE. 2 bedroom GROUND FLOOR flat with garden. Beautifully refurbished with modern, neutral decor.

Offers Over £295,000 Leasehold | Brand New Instruction

SSTC





Hallways are delighted to present this beautifully refurbished 2 bedroom ground floor flat in Wallington.

This property has a spacious, modern kitchen with ample storage space and integrated appliances. There is also a large living/ dining room which leads to the garden which has a patio area.

There is 1 double bedroom and 1 single bedroom and a stylish family bathroom. Wooden flooring throughout adds to the sleek design of this property. There is also a large storage cupboard which could be used for utility space.

Regal Crescent is situated close to transport links with bus routes serving Wallington, Carshalton, Sutton and Morden, and Hackbridge mainline train station is only a short walk away with easy access to Central London. Beddington Park is directly opposite and provides lovely local green space through which the River Wandle flows.

This is a fantastic property for a first time buyer or as a buy-to-rent investment. Take a tour with our 3D VR and call today on 020 3536 3959 to arrange your viewing by appointment only.

Tenure: Leasehold (116 years)

Ground Rent: £10 per year

Service Charge: £177 per month

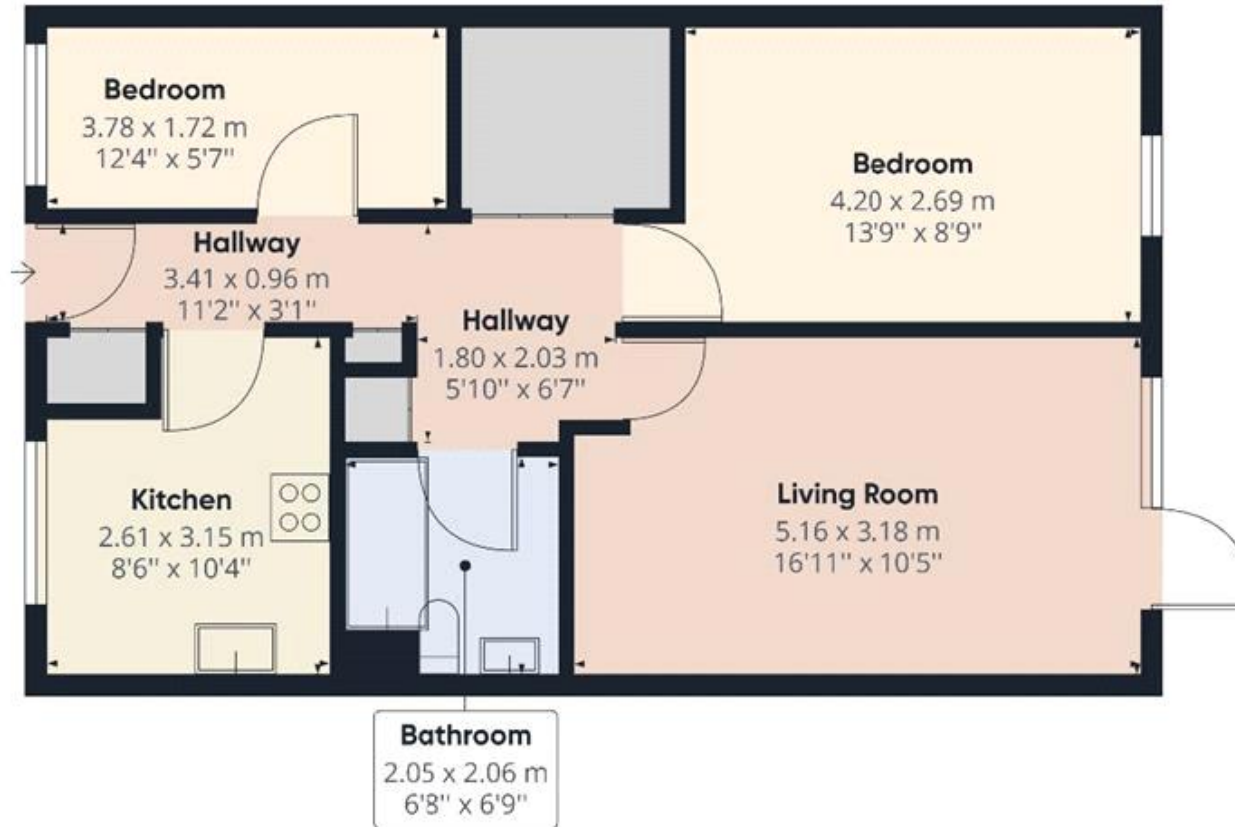
Also the brick shed out the front is for use of number 4 but is not in the sale, I have attached proof of this too.



The service charge includes the gas price, the flats have a shared boiler on the roof, so there is no separate gas bill, it is all included in the service charge. The council also cover any repairs/renewals to the boiler, the heating and the radiators in the charge.

- 2 Bedrooms
- Easy Commute
- Garden
- Ground floor
- Modern Neutral Decor
- Nicely refurbished





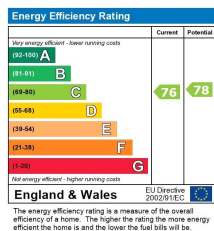
Approximate total area⁽¹⁾

58.07 m²
625.07 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing by appointment only

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