



## 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

**UNDER OFFER**





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

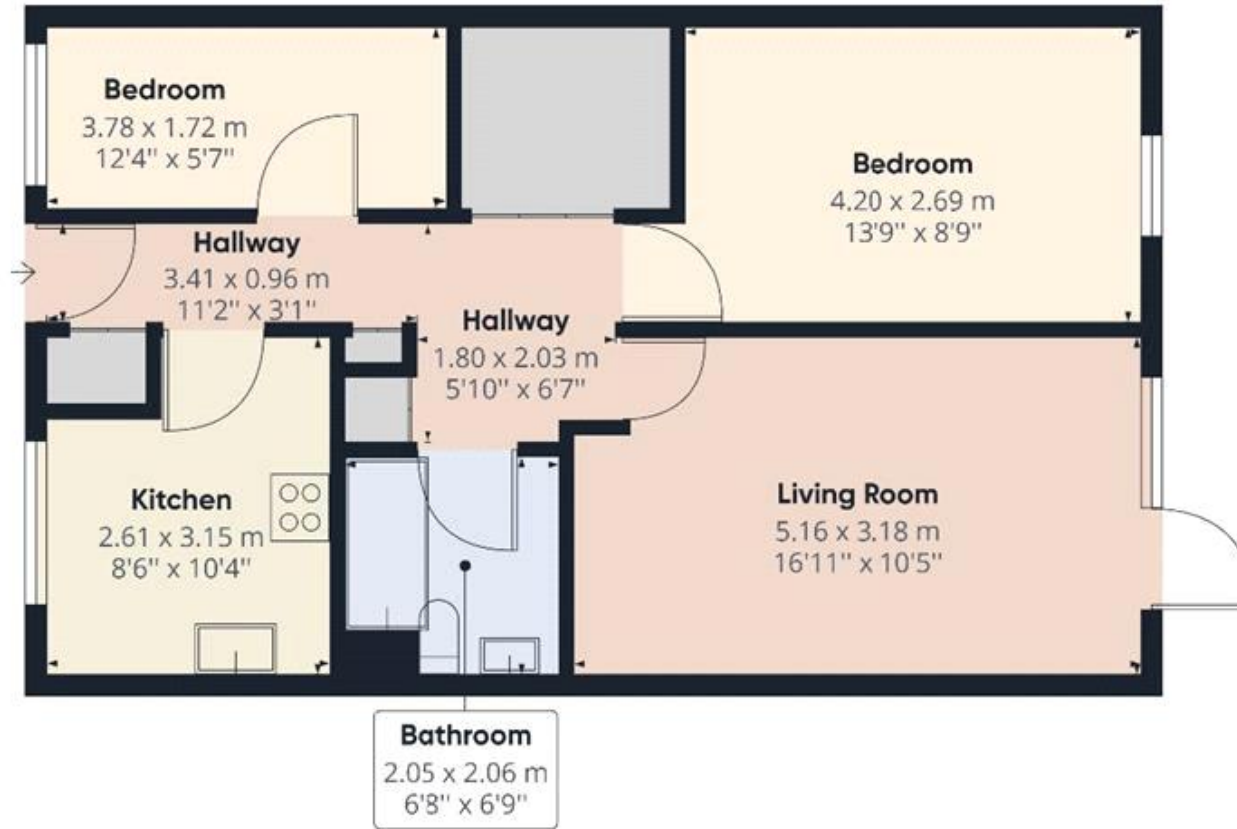
Also the brick shed out the front is for use of number 4 but is not in the sale, I have attached proof of this too.



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<sup>19</sup>

58.07 m<sup>2</sup>  
625.07 ft<sup>2</sup>

<sup>19</sup> 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-150	<b>A</b>		
81-101	<b>B</b>		
69-80	<b>C</b>	76	78
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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.			

Viewing by appointment only  
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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.