

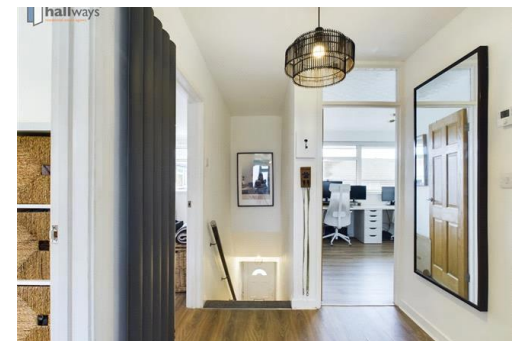


## FLAT, RALEIGH COURT, STANLEY PARK ROAD, WALLINGTON

Lovingly renovated, bright and spacious throughout, this property is perfect for first-time buyers, couples, or anyone wanting to downsize. Convenient location less than a 10 minute walk from Wallington Station.

**Offers Over £350,000**

Share of Freehold | Stunning 2 bed maisonette not to be missed.



**UNDER OFFER**





Hallways are delighted to market this beautifully presented 2 bedroom maisonette in Wallington.

Entrance porch: own front door.

Entrance hall: laminate flooring, stairs, radiator, access to loft with lighting and pull down ladder.

Lounge: laminate flooring, stylish wall panelling, double glazed windows.

Kitchen: double glazed windows, electric oven and electric hob 2 years old, boiling and filtered water tap, quartz worktop surface. Radiator.

Bedroom 1: radiator, double glazed windows,

Bedroom 2: radiator, double glazed windows, walk in cupboard.

Bathroom: double glazed frosted window, waterfall shower head, bath, toilet and sink unit.

Loft: pull down ladder and lighting. Good for storage.

Garden: communal with lawn, flowers and benches.

Spotlights throughout, rewired entirely 2 years ago, boiler 2 years old.

Private parking for residents only at Raleigh Court, unallocated bays.

Vendors comments:

"Raleigh Court has been such a joy to live, as well as completely renovating the maisonette to exactly how we wanted it, it has been a dream location for our commutes, with the train from Wallington only taking 24 minutes to London Bridge.

The private road has a great community feel, with such great neighbours- from walking the dogs in the nearby Telegraph Track or meeting friends and down Wallington High Street".

Council Tax Band: C

Tenure: Share of Freehold (999 years)

Service Charge: £500 per year

Raleigh Court Management is run by residents.

£125 service charge per quarter. £500 per annum. Covers building insurance, gardener, etc.

999 years lease from 24th June 1960





Approximate total area<sup>(1)</sup>

68.15 m<sup>2</sup>  
733.59 ft<sup>2</sup>

(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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Energy Efficiency Rating	
More energy efficient - lower running costs	Current Potential
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	77 78
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	

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

Hallways Property

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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/fitments 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.