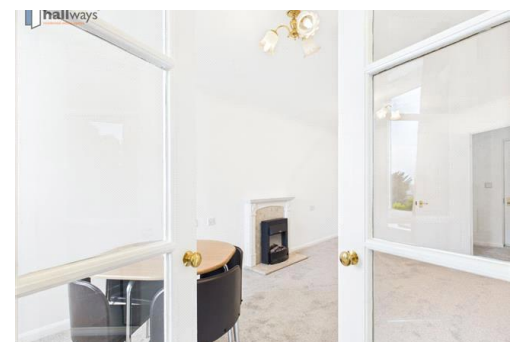




FLAT , MARLBOROUGH COURT, CRANLEY GARDENS, WALLINGTON

Bright and spacious 1 bed apartment in a beautifully maintained development for over 60's. Lift access, 24 hour resident management. Easy access to Wallington Town Centre and station for cafes, farmers market and library. Chain Free. New carpets throughout and gorgeous shower room.

£117,500 Leasehold | Reduced





Well presented 1 bed apartment on the second floor of this stylish McCarthy Homes development. Neutral decor and plush, new carpets.

Great views across London.

Huge modern shower room and great storage.

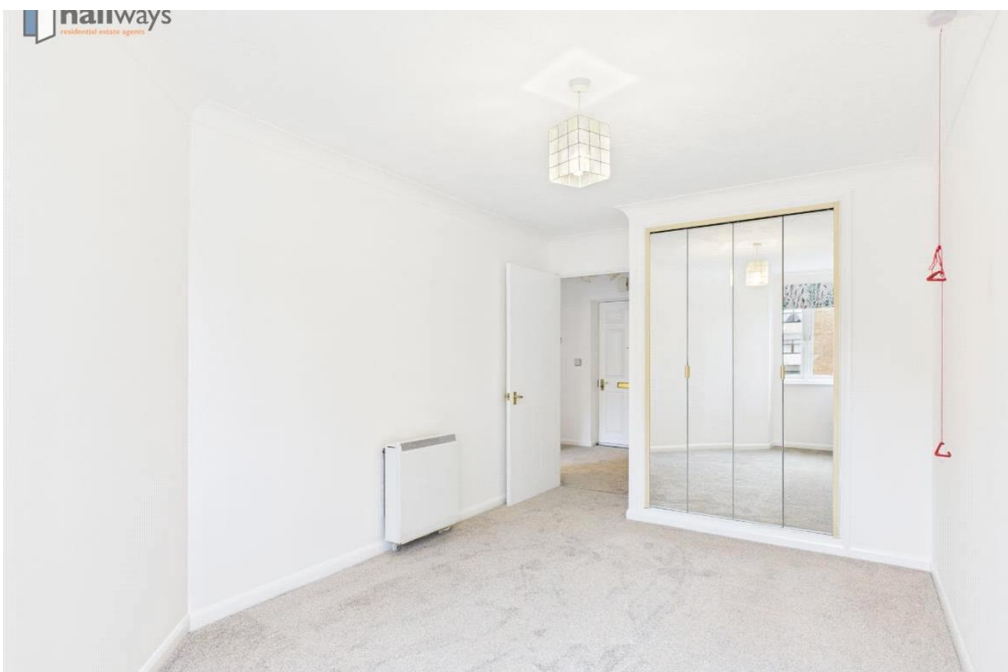
Resident management staff and Careline alarm service
Lift, Lounge, Laundry, Guest facilities, Garden, kitchen and guest accommodation.

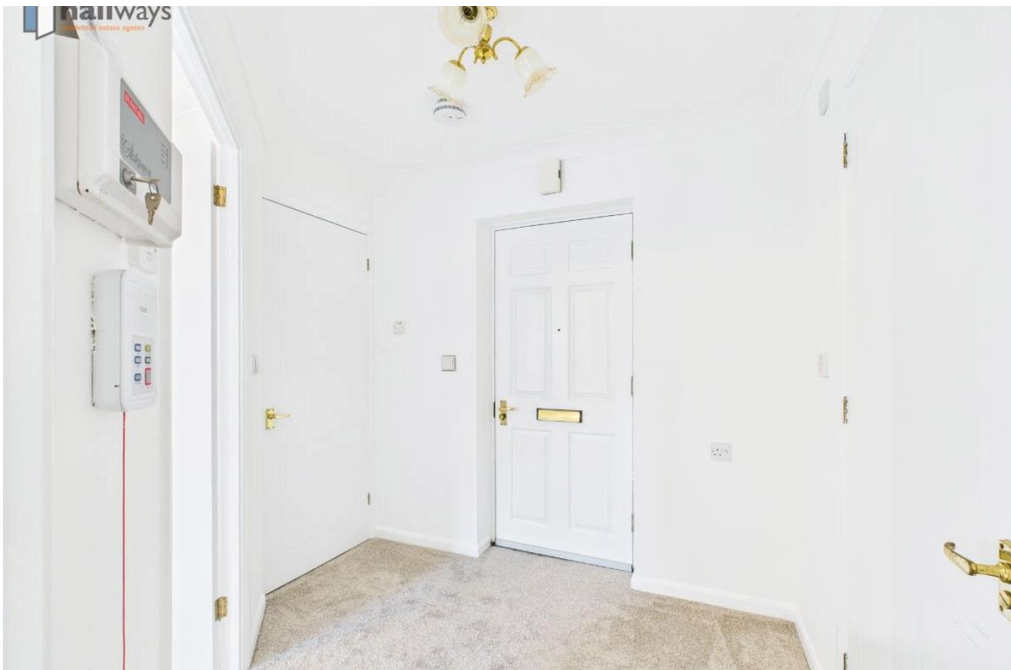
Access to site easy. Distances: bus stop 0.25 mile(s); shop 0.25 mile(s); post office 0.25 mile(s); town centre 0.25 mile(s); GP 0.25 mile(s); social centre 0.25 mile(s).

Regular Social activities include: Monday coffee mornings, tea afternoons Wednesday & Friday, and carpet bowls, bridge, whist, canasta, card games, countdown, keep fit, scrabble, and other social evenings :- fish & chip suppers, beetle drives, and days out on an ad-hoc basis. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

Council Tax Band: C (LB Sutton)
Tenure: Leasehold (99 years)
Ground Rent: £615.46 per year
Service Charge: £2,744.92 per year

Garden details: Communal Garden





Viewing by appointment only

Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

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.