



1 bed retirement property for over 60's in a Churchill's development in a great location in Wallington. Ground floor with direct garden access and small patio. Private parking, communal gardens and in house amenities. Careline system and excellent social calendar. Freedom Pass location. View Now.

**Offers Over £185,000** Leasehold | Chain Complete





Hallways are pleased to market this lovely 1 bed apartment on the ground floor of Bramble Lodge with direct access to the sunny, communal garden. Lease over 100 years.

Kitchen has lots of storage and looks out to a lovely view. Heating recently updated and carpets throughout.

Good sized lounge and bedroom, large hallway cupboard and shower room. A really homely feel.

Bramble Lodge is a stylish development of retirement apartments in a leafy part of Wallington, a short walk to the high street with all its amenities. Stores, coffee shops, a library and a local farmers market at the weekend.

Excellent transport links to London Bridge and Victoria.

In London Borough of Sutton, you can access The Freedom Pass!

Free travel on almost all public transport in London for shopping, theatres and galleries.

There is a Lodge manager available during the day to help support residents and manage the upkeep of the development and events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to visit. Laundry room in house with room to have a coffee and a chat and there is a private car park for owners.

Careline emergency video system offering security and assistance- 24 hours, 365 days a year.

Contact [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk) for more info and book your viewing now.

Council Tax Band: C (LB Sutton)

Tenure: Leasehold (109 years)

Ground Rent: £425 per year

Parking options: Residents

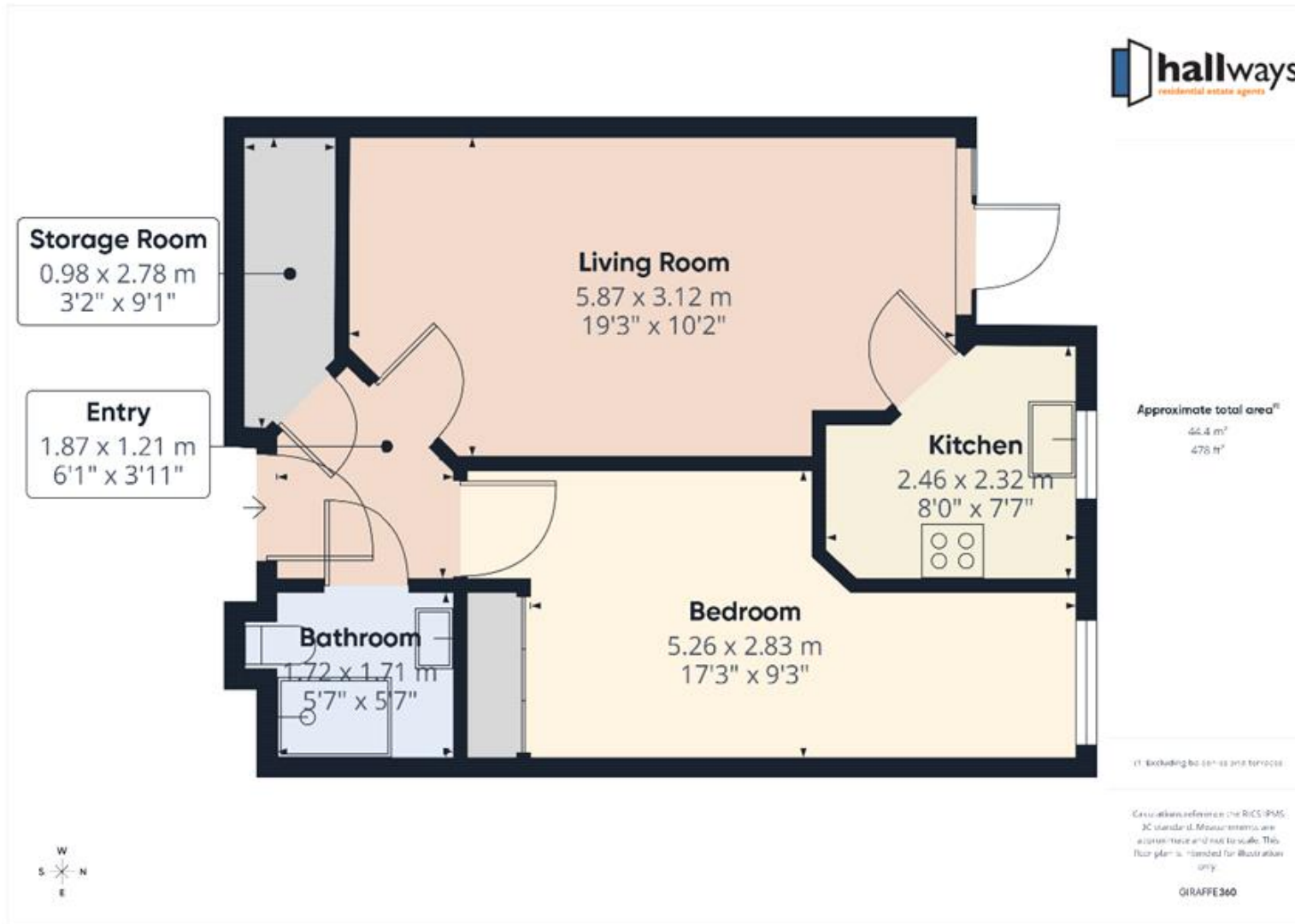
Garden details: Communal Garden

Accessibility measures: Wheelchair accessible, Lift access

- 1 bed - Ground Floor Apartment
- Over 60's
- Direct access to beautiful garden area
- Award Winning CHURCHILLS Development
- Excellent location
- Long Lease
- Resident's community and social calendar available
- Short walk to Wallington Station
- In House Laundry
- Careline 24 Hour System
- Guest Suite
- Mobility charge points and key safe facilities







| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| A (92-100)                                  |                   |
| B (81-91)                                   |                   |
| C (69-80)                                   | 75 75             |
| D (55-68)                                   |                   |
| E (39-54)                                   |                   |
| F (21-38)                                   |                   |
| G (1-20)                                    |                   |

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/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.