



15, Marlborough Court Cranley Gardens
Wallington, SM6 9PG
Guide price £110,000



15, Marlborough Court

Wallington, SM6 9PG

A beautifully presented one bedroom first floor flat available to over 60's, situated on the favoured South side of Wallington in a popular development built by McCarthy and Stone. This spacious flat has a modern and bright interior throughout and is ready to move straight in to! It has a favourable position to the rear of the building overlooking the communal garden, and is sold with no onward chain.

Marlborough Court is ideally situated close to Wallington town centre, with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate this superb property.

Accommodation

Security video and phone entry system, part glazed doors leading to:

Communal Entrance, Reception and Communal Lounge. Lift or stairs to first floor.

Wooden front door leading into

Entrance Hall

Coved ceiling, storage cupboard housing meters and water tank, security phone entry system, alarm, fitted carpet.

Lounge/Dining Room 15'05 X 10'11

Coved ceiling, electric fire with wooden mantle and surround, emergency pull cord, fitted carpet, electric storage heater, UPVC double glazed windows to rear aspect, double doors leading into

Kitchen 7'04 X 6'05

Laminate work surfaces with drawers





and cupboards below, matching wall units above, stainless steel sink with chrome mixer tap, integrated electric oven, integrated electric hob, extractor fan, space for undercounter fridge and freezer, coved ceiling, tiled surround, laminate flooring, emergency pull cord.

Bedroom 15'05 X 10'11

Range of fitted wardrobes and cupboards, coved ceiling, electric storage heater, fitted carpet, UPVC double glazed windows to rear aspect, emergency pull cord.

Bathroom 6'08 X 5'06

Walk-in shower with sliding door, electric shower with thermostatic controls and showerhead attachment, fold down seat and handrails and emergency button, Vanity wash hand basin with chrome mixer tap and cupboards below, mirrored wall unit with overhead light, low-level pushbutton WC, electric radiator, extractor fan, coving to ceiling, tiled walls, laminate floor, emergency pull cord.



Communal facilities available at Marlborough Court

Laundry room

Communal Lounge

Guest suite

Development manager 5 days a week

24hr emergency call out warden assistance

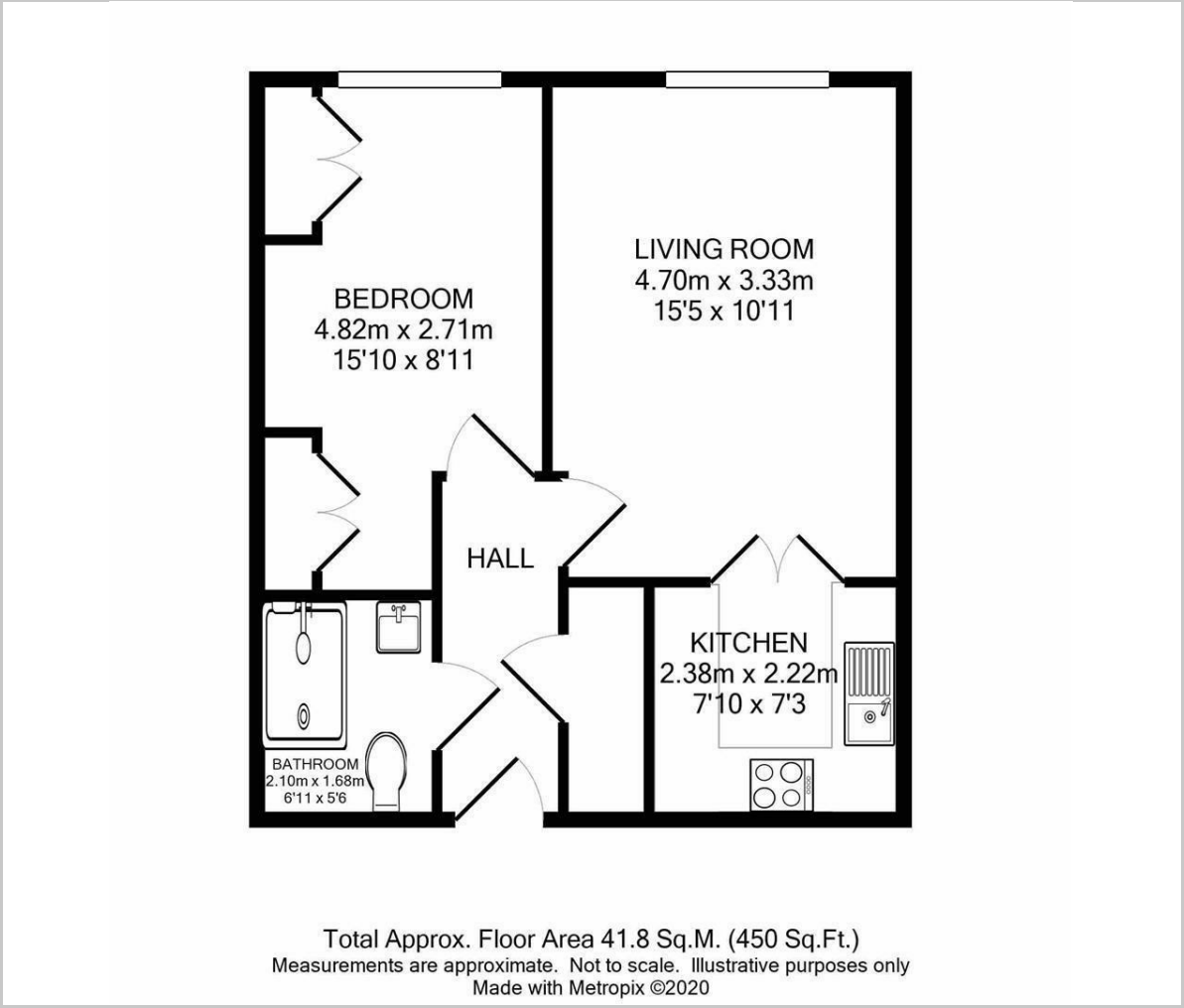
Private residents and visitors parking

Well-kept communal grounds

Every residence has access to a TV channel with video security system



Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

