



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



## 15, Marlborough Court

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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

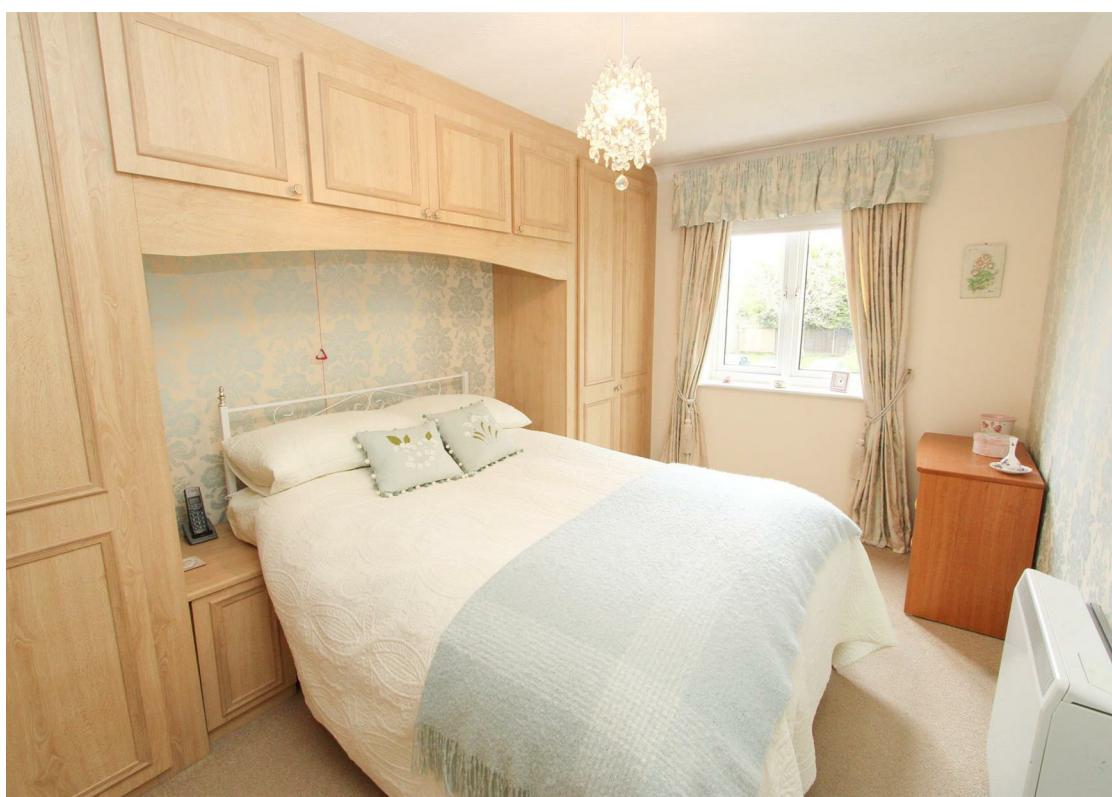
Coved ceiling, storage cupboard housing meters and water tank, security phone entry system, alarm, fitted carpet.

### 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.

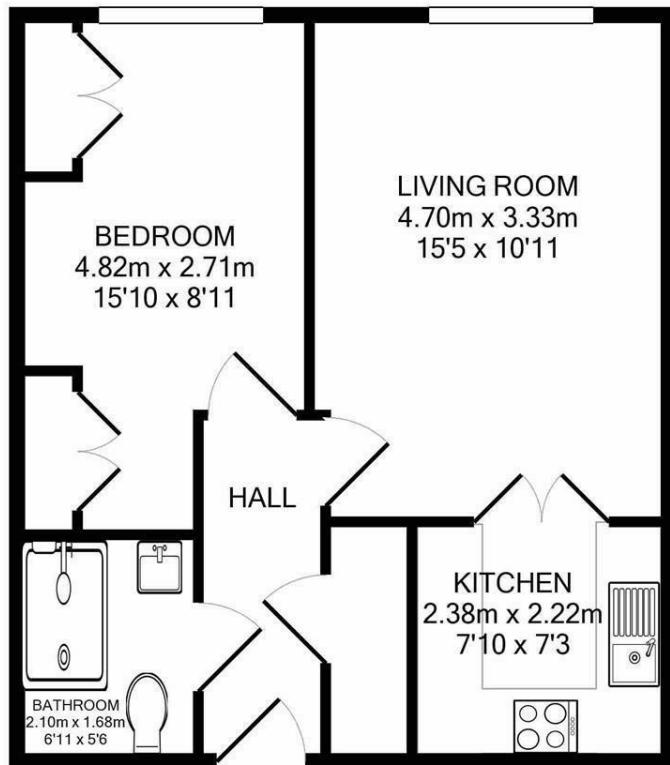
**Bathroom 6'08 X 5'06**  
Walk-in shower with sliding door, electric shower with thermostatic controls and showerhead attachment, fold down seat and handrails and emergency button, Vanity wash hand basin with chrome mixer tap and cupboards below, mirrored wall unit with overhead light, low-level pushbutton 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

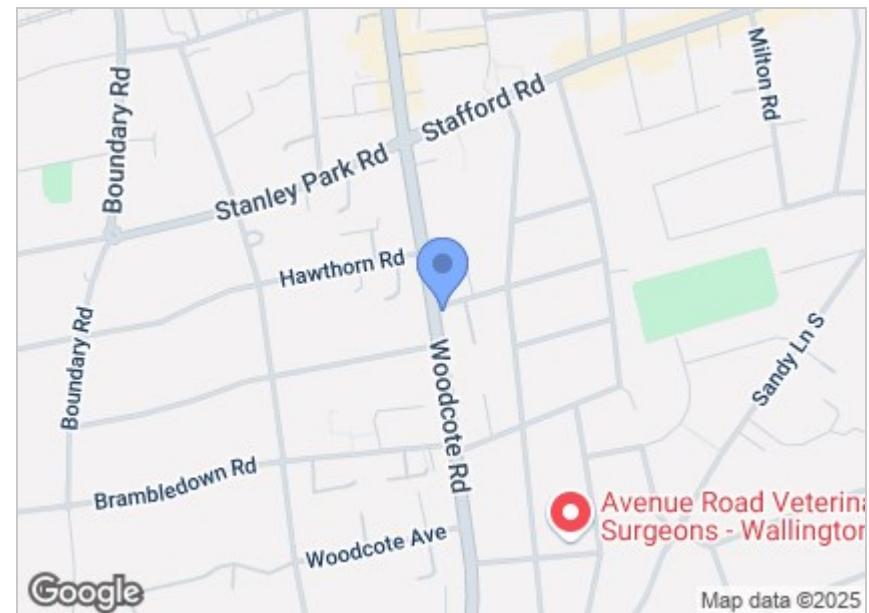


## Floor Plan



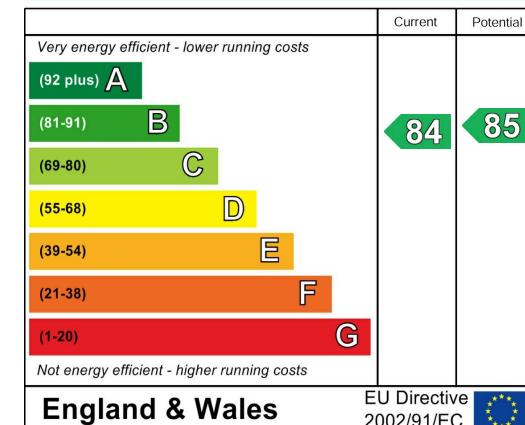
Total Approx. Floor Area 41.8 Sq.M. (450 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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.

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