

6 Marlborough Court Cranley Gardens, Wallington, SM6 9PG

Guide price £130,000

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ESTATE AGENTS

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Cromwells Wallington are pleased to offer this well presented two bedroom ground floor retirement flat, situated on the favoured South side of Wallington in a popular modern development built by McCarthy and Stone. This spacious flat has a airy and bright interior and has been recently redecorated throughout with new carpets, and benefits from a patio door opening out to the communal grounds.

Marlborough Court is ideally situated close to Wallington town centre, with a large variety of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and charm of this lovely flat.

Accommodation

Front door to
ENTRANCE HALL

Emergency intercom/security door entry system, power point, two ceiling lights, door to airing cupboard housing the hot water tank with fitted electric immersion heater, shelving and storage space. With doors off to living room, bedrooms and shower room.

LIVING ROOM with patio door to gardens

Storage heater, power points, TV aerial point, telephone point and emergency pull cord. With double doors through to kitchen. Fire Place with electric fire, removable. Two ceiling lights. With double doors through to kitchen.

KITCHEN with window
Tiled and fitted with wall and floor cupboards, white sink unit with a single drainer, work tops, built in four ring electric hob and overhead extractor hood, fitted oven, refrigerator and freezer, power points, wall mounted electric heater and strip light.

BEDROOM ONE
Storage heater, power points, emergency pull cord, telephone point, fitted wardrobe with shelving and hanging clothes rail. Ceiling light.

BEDROOM TWO
Storage heater, power points, emergency pull cord, Ceiling light.

SHOWER ROOM
Tiled and fitted with a walk-in shower. Emergency pull cord. Wash basin, with integral vanity unit and low level WC, extractor fan, strip light, and wall mounted electric heater.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete































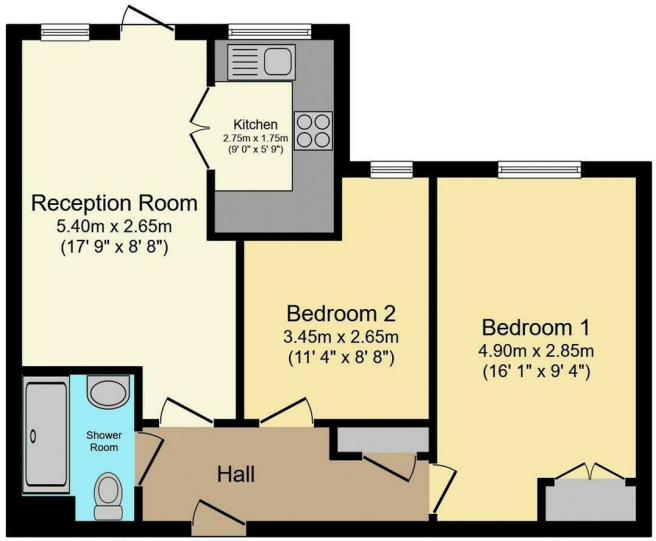






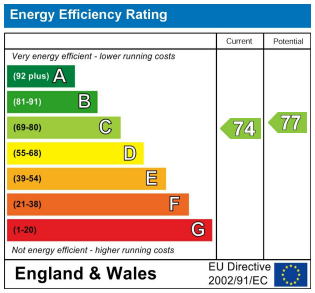


Floor Plan



Total floor area 51.6 m² (556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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.

Additional Information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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