



6 Cavendish Court 15 Holmwood Gardens, Wallington, SM6 0HD



Guide price £160,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this rarely available ground floor one bedroom retirement flat with rear patio door giving direct access to the pretty and secluded communal garden. The property has been recently renovated and redecorated throughout with a new kitchen and bathroom providing an immaculately presented home ready to move straight into!

Conveniently situated in the heart of Wallington, Cavendish Court is a popular development which allows easy access to all shops, amenities and transport links. There is a 24hr emergency Apello call system, and an on site Development Manager. Other communal facilities include a lounge and kitchen area, a large communal garden and patio area, a laundry facility, and guest suites. This property also offers resident and visitors permit parking.

Accommodation

Entrance Hall

Modern electric heater, laminate flooring, emergency pull cord, large built in cupboard with space and plumbing for washer dryer.

Living Dining Room

Security phone entry system, modern electric





heater, laminate flooring, double glazed sliding patio door opening out to communal garden, emergency pull cord.

Kitchen

Range of modern grey fitted cupboards and drawers, Quartz worktop, inset stainless steel sink with chrome mixer tap, integrated fridge/freezer, integrated oven, hob and extractor fan above, tiled splashback, laminate flooring, emergency pull cord.

Bedroom

Built-in wardrobe with sliding doors, modern electric heater, fitted carpet, double glazed window to rear aspect, emergency pull cord.

Bathroom

Modern suite comprising of large walk-in shower cubicle, electric 'Mira' shower, vanity wash hand basin with chrome mixer tap and drawers below, WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, emergency pull cord.

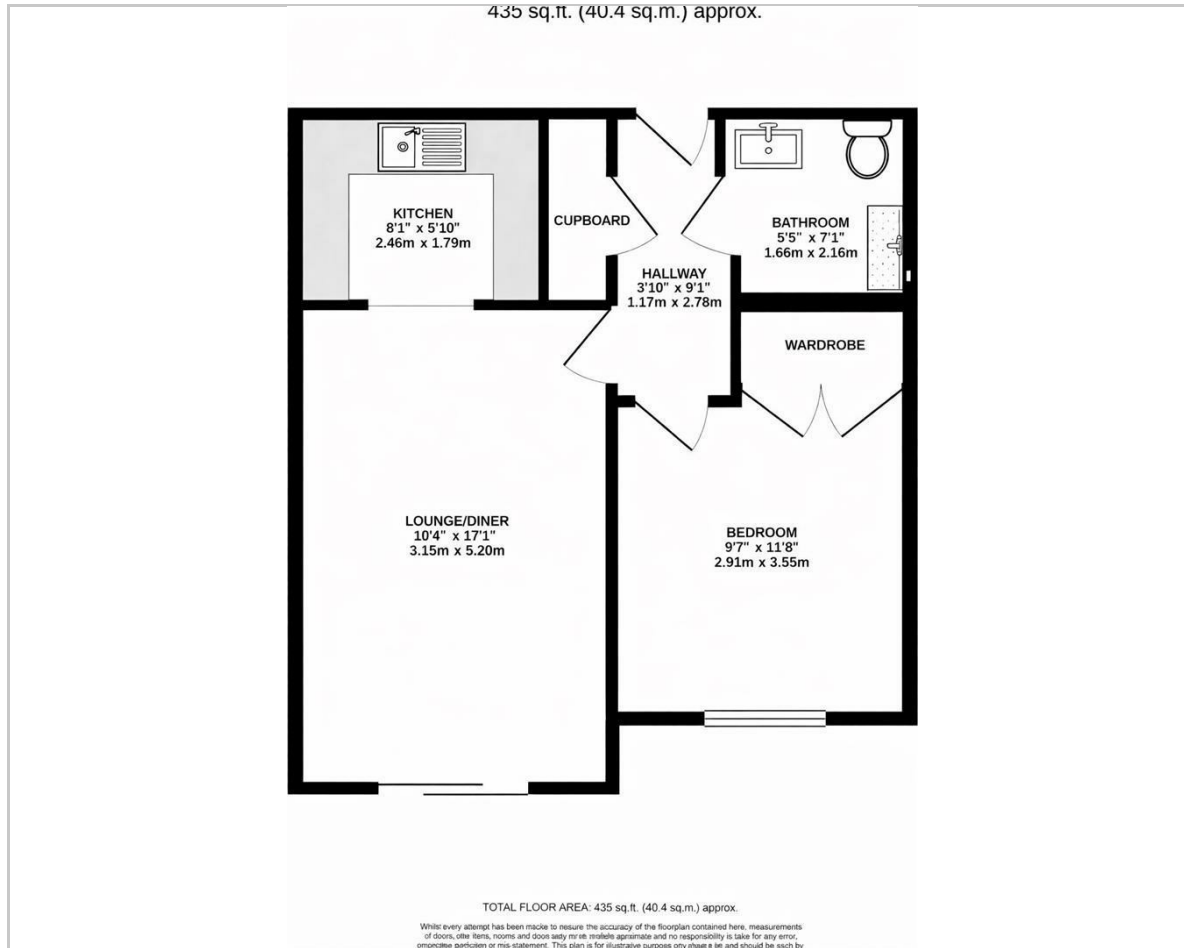
Communal facilities include a laundry room (situated across the corridor), a communal lounge with kitchenette, a Development Manager Monday-Friday, and a large rear communal garden with lawn and patio area, and a car park with residents permit parking.

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



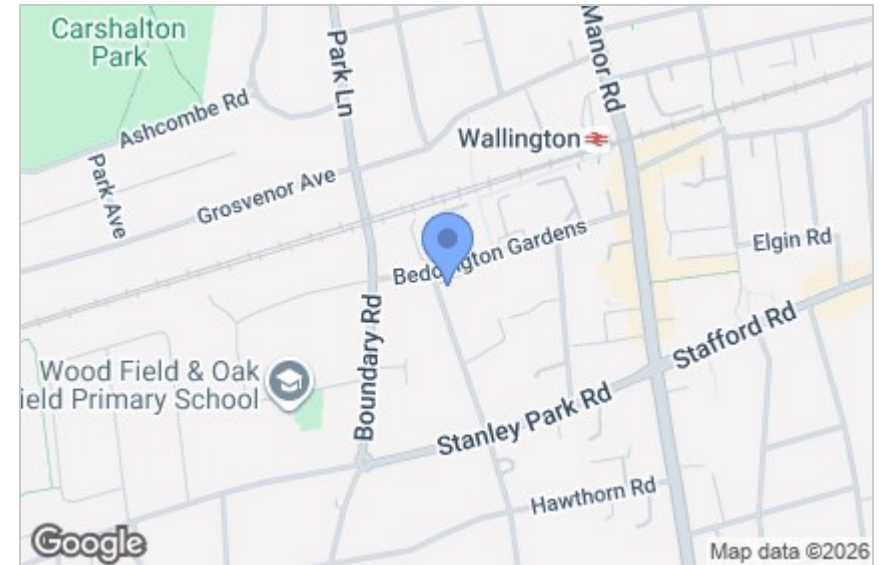
Viewing

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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Area Map



Energy Efficiency Graph

