



25 Shirley Heights Shirley Road, Wallington, SM6 9QD



Guide price £315,000

**Cromwells**  
ESTATE AGENTS



# 25 Shirley Heights Shirley

Road

Wallington, SM6 9QD

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Cromwells Wallington are pleased to present this delightful two bedroom ground floor flat with private balcony and share of freehold, offered with no onward chain. Situated in a prime South Wallington location close to the town centre with a great variety of transport links, shops and amenities available within easy walking distance. This spacious flat offers excellent room sizes with two double bedrooms, a welcoming 24ft reception room with direct access to the balcony, a well equipped modern kitchen, and a family bathroom.

Shirley Heights is a well maintained development in a desirable location, with beautifully maintained communal gardens. The property comes with a garage en bloc and there is also unallocated residents parking available on a first come, first served basis. Don't miss out on the opportunity to make this lovely flat your own!





## Accommodation

UPVC double glazed doors into communal hallway with stairs and lift service to all floors.

Front door into.....

Spacious Entrance Hall  
With built in cupboard.

## Living/Dining Room

UPVC double glazed windows and doors to rear aspect with access to private balcony, double glazed window to side aspect, fitted carpet.

## Kitchen

Wood effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, space and plumbing for washing machine/dishwasher, space for standing fridge/freezer, tiled splash back, vinyl flooring, UPVC double glazed window to side aspect.

## Inner Hallway

Cupboard housing hot water tank

## Bedroom One

Electric heater, fitted carpet, UPVC double glazed window to side aspect.

## Bedroom Two

Electric heater, UPVC double glazed window to side aspect.

## Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower, wash hand basin with chrome mixer tap, low level pushbutton flush WC, laminate flooring, part tiled walls, obscure UPVC double glazed window to side aspect.

## Outside

Well kept communal garden and grounds and residents permit parking on a first come first served basis..  
Garage en-bloc

## 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.

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

### Energy Efficiency Rating

