



20 Barons Court Whelan Way

Wallington, SM6 7NF

£191,000



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Don't miss out on this chain free one bedroom first floor flat, situated in a desirable cul-de-sac in Wallington close to local shops, bus links, the River Wandle and Beddington Park.

The property offers spacious living accommodation with an open plan living, dining and kitchen area with a breakfast bar providing a nice social space to relax and dine. The property also comprises of a double bedroom with fitted wardrobe space, a bathroom, and a spacious hallway with built in storage space. Outside the property there is an allocated parking space and well kept communal grounds.

### Accommodation

Security phone entry system, door into communal hallway. Stairs to 1st floor. Front door into

### Entrance Hall

Two built in storage cupboards (one housing water tank), security phone entry system, electric heater, fitted carpet.

### Open plan Kitchen, Living and Dining Room

### Kitchen

Range of fitted kitchen units, laminate worksurface, inset 1 1/2 bowl sink with chrome mixer tap, space for cooker, washing machine, and undercounter fridge and freezer,





breakfast bar, tiled splashback.

#### Living Area

Electric heater, fitted carpet, double glazed bay window to front aspect.

#### Bathroom

Three-piece suite comprising of panel enclosed bath with chrome mixer tap and showerhead attachment, pedestal wash handbasin with chrome taps, WC, electric heater, extractor fan, part tiled walls.

#### Bedroom

Built-in wardrobe, electric heater, fitted carpet, double glazed window to front aspect.

#### Outside

Well-kept communal grounds  
Allocated parking space

#### 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

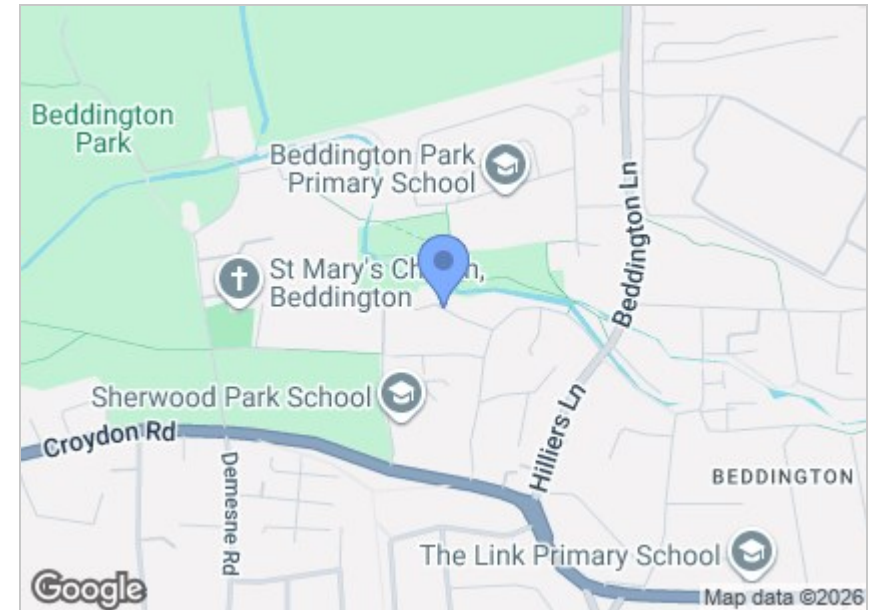


## Viewing

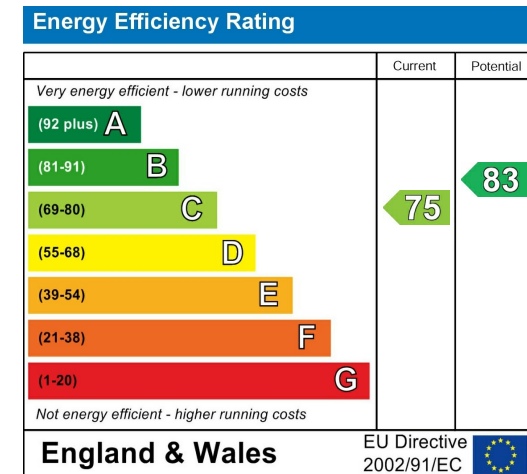
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if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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