







Flat 3, 33 Stafford Road, Wallington, SM6 9AP

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Offers in excess of £365,000

Cromwells ESTATE AGENTS

Flat 3, 33 Stafford Road, Wallington, SM6 9AP

Set within a desirable modern and gated development in the heart of Wallington, is this spacious two bedroom first floor apartment, which offers a bright and spacious interior with open plan living, a high specification kitchen and bathroom, two double bedrooms and a large private balcony. There is also an allocated parking space, videophone security entry and use of a communal garden.

The property benefits from a superb central location with a fantastic range of shops, cafes and amenities nearby. It is ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London.

Accommodation

Videophone security entry system, door into communal hall. Stairs and lift to 1st floor

Front door into

Entrance Hall
Videophone security entry system, built in cupboard with combination boiler, laminate flooring.

Bedroom One
Full length triple glazed window to side aspect, radiator, fitted carpet.

Bedroom Two
Built-in wardrobes, full length triple glazed window to side aspect, radiators, fitted carpet

Bathroom
Luxury three piece suite comprising of panel enclosed bath with shower screen and thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, tiled walls and flooring, extractor fan.

Open plan Living Dining Room and Kitchen

Kitchen
Range of modern kitchen units and drawers, pantry cupboards with pull out drawers, cupboard housing boiler, worksurface, inset sink with brushed gold tap (instant hot water tap), integrated oven and electric hob with extractor fan above, integrated fridge, freezer, dishwasher and washing machine, .

Living Dining Room
Radiators, laminate flooring, triple glazed windows to front aspect, door leading out to private balcony, 'Mitsubishi' air conditioning unit

Private Balcony

Outside
Secure gated parking with allocated parking space
Communal bike storage

Communal Garden
CCTV cameras on communal grounds

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete








GARDEN BAR




GARDEN BAR


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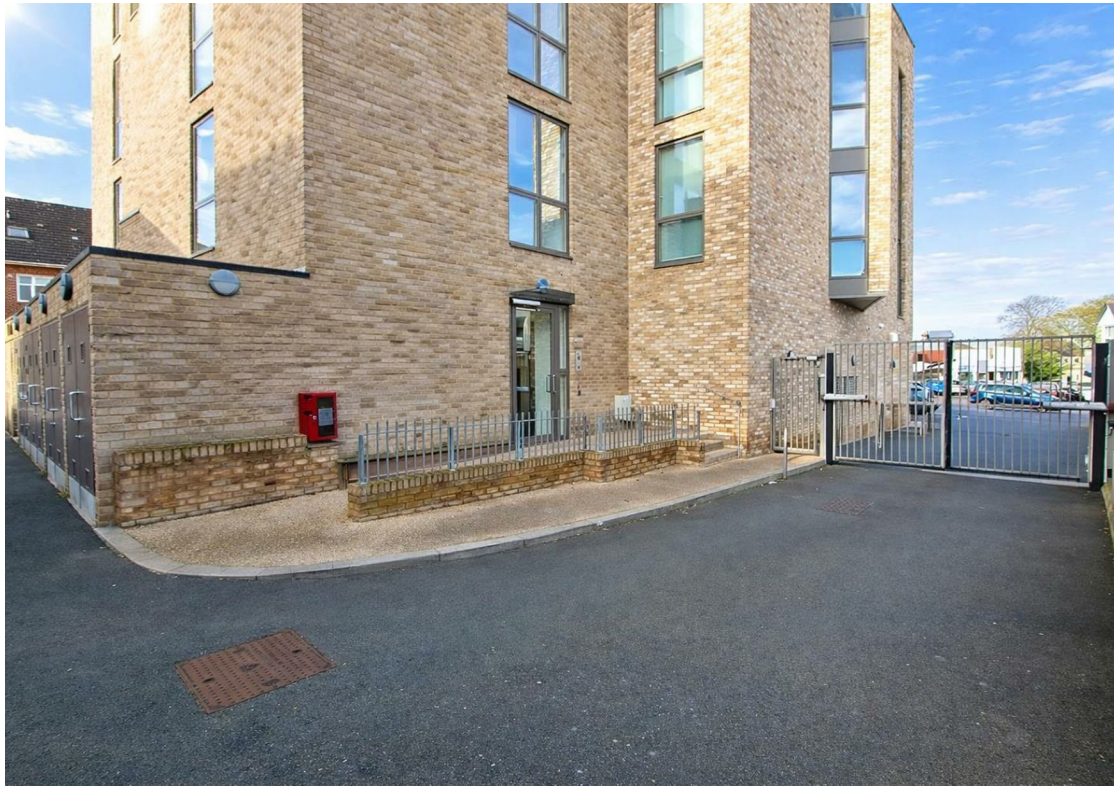

EASY LIKE
SUNDAY
MORNING



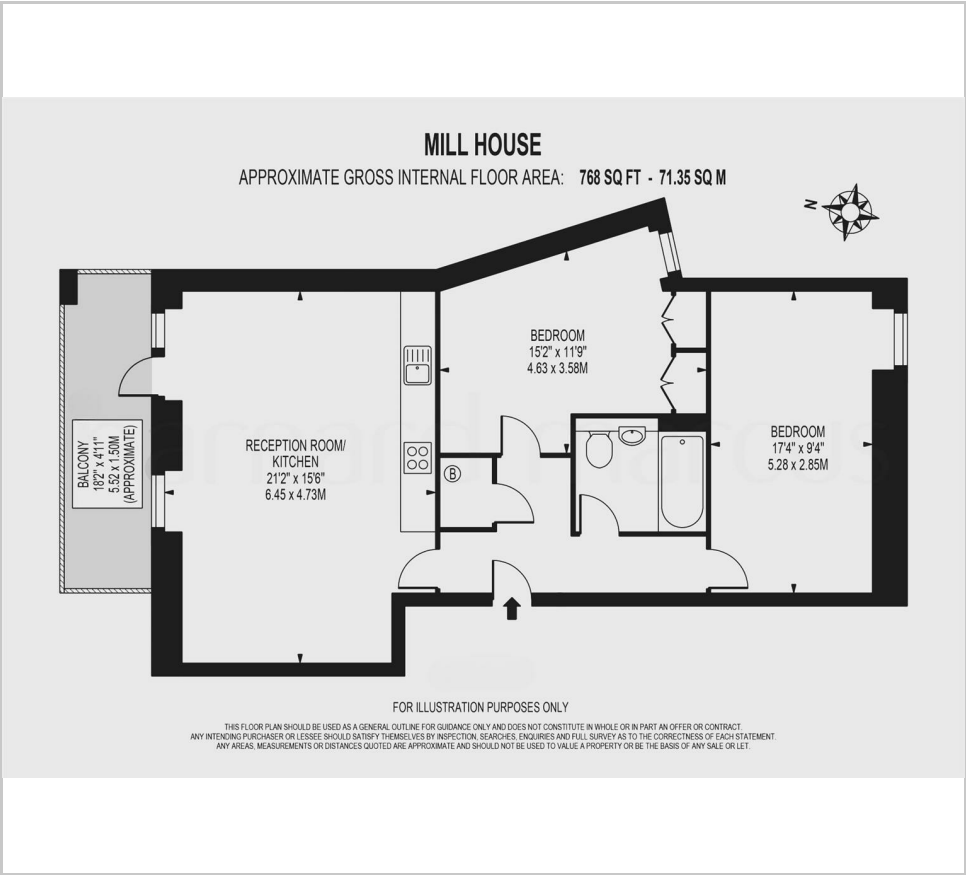

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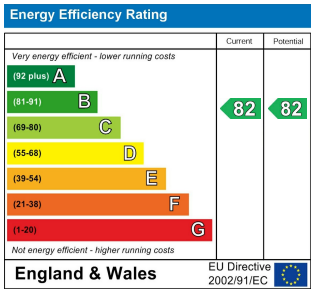
Floor Plan



Additional Information

Lived 5 years
Since lived there - re-tiled new bathroom, new flooring, new kitchen, new air con unit fitted, redecorated throughout
Allocated parking space
Gas central heating- cupboard in hallway
Kitchen - integrated appliances
Triple glazing throughout property
Lift serviced and gated secure entrance
Communal garden to the rear of neighbouring block - all residents have access and use of

Lease 125yrs from 21.12.2020 - 120yrs remaining
Ground Rent £350pa
Service Charges £2,385.84 annually, includes building insurance, billed quarterly



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.

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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