







Flat 7 Salisbury House, 8 Melbourne Road, Wallington, SM6

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Offers over £245,000

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ESTATE AGENTS

8 Melbourne Road

Wallington, SM6 8SA

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* NO ONWARD CHAIN* Welcome to this charming flat located in the sought-after Salisbury House, located on Melbourne Road in the heart of Wallington. This purpose-built residence offers a generous living space of 681 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you will find a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The flat boasts two good sized bedrooms, one of which features an en-suite bathroom, ensuring privacy and comfort for residents. In addition, there is a second bathroom, making it convenient for family and guests alike.

This modern gated development not only offers security but also includes an allocated parking space and a lift service, enhancing accessibility for all. The location is particularly advantageous for commuters, with Wallington mainline train station just a short distance away, providing easy access to Central London. Residents will also appreciate the proximity to Wallington High Street, where everything you need is within reach.

This flat presents an excellent opportunity for those looking to enjoy a modern lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a range of buyers or renters. Do not miss the chance to make this delightful property your new home.







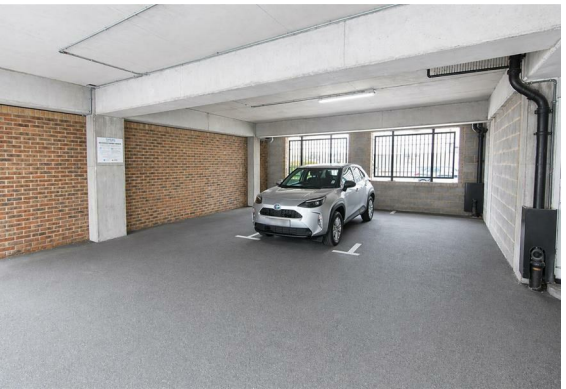














Accommodation

Gated entrance with security phone entry, door into communal hallway with lift and stairs to all floors and property entrance on 2nd floor.

Entrance Hall
Radiator, fitted carpet, two storage cupboards (one housing recently installed 'Tristor' central heating and hot water cylinder), security phone entry system

Bedroom One
Built in wardrobe, radiator, fitted carpet, double glazed window to front aspect, door to

En-suite Shower Room
Tiled shower cubicle with thermostatic shower, WC, pedestal wash hand basin with chrome taps, shaver point, radiator, tiled flooring.

Bedroom Two
Radiator, fitted carpet, double glazed window to front aspect.

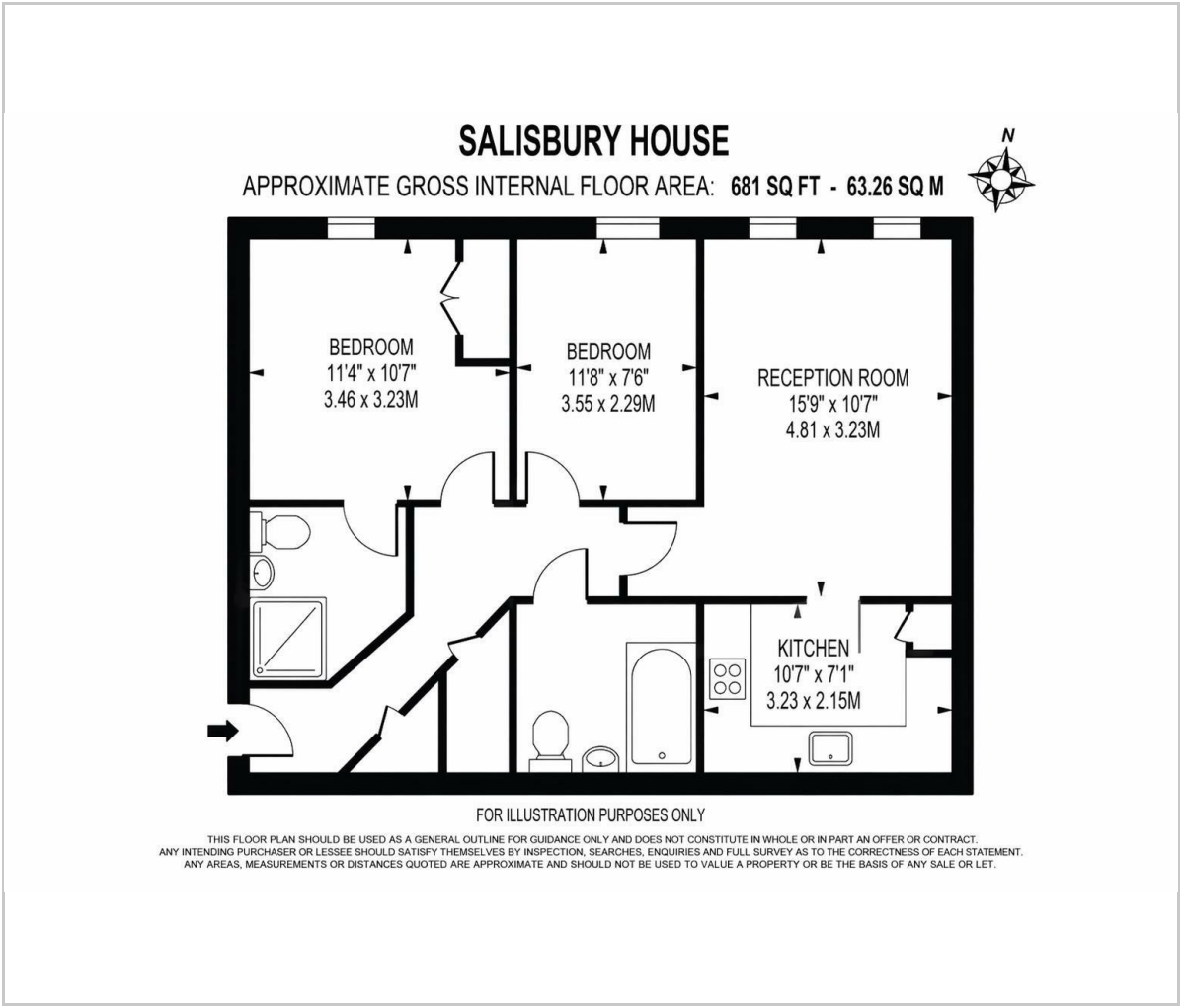
Living Dining Room
Two radiators, fitted carpet, double glazed windows to front aspect.

Kitchen
Range of fitted kitchen cupboards and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor fan above, integrated fridge freezer, dishwasher and washing machine, tiled splashback, extractor fan, tiled flooring.

Outside
Gated undercover parking - allocated 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

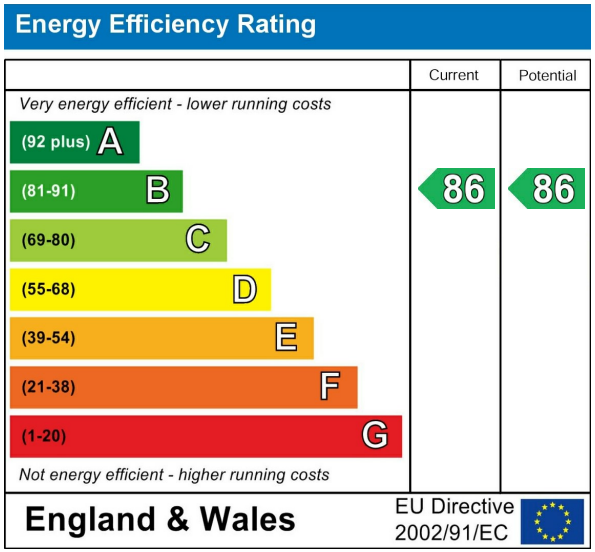
Floor Plan



Area Map



Energy Efficiency Graph



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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