







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

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Offers over £265,000

Cromwells
ESTATE AGENTS

Salisbury House 8

Wallington, SM6 8SA

Offers over £265,000

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 706 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

Security phone entry system, door into communal hallway. Lift and stairs to 2nd floor and property entrance.

Entrance Hall
Fitted carpet, two large storage cupboards, radiator.

Bedroom One
Radiator, fitted carpet, built-in wardrobe, double glazed window to side aspect, door into

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

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

Bathroom
Three-piece suite comprising panel enclosed bath, WC, pedestal wash handbasin with chrome taps, radiator, part tiled walls, tiled flooring, extractor fan.

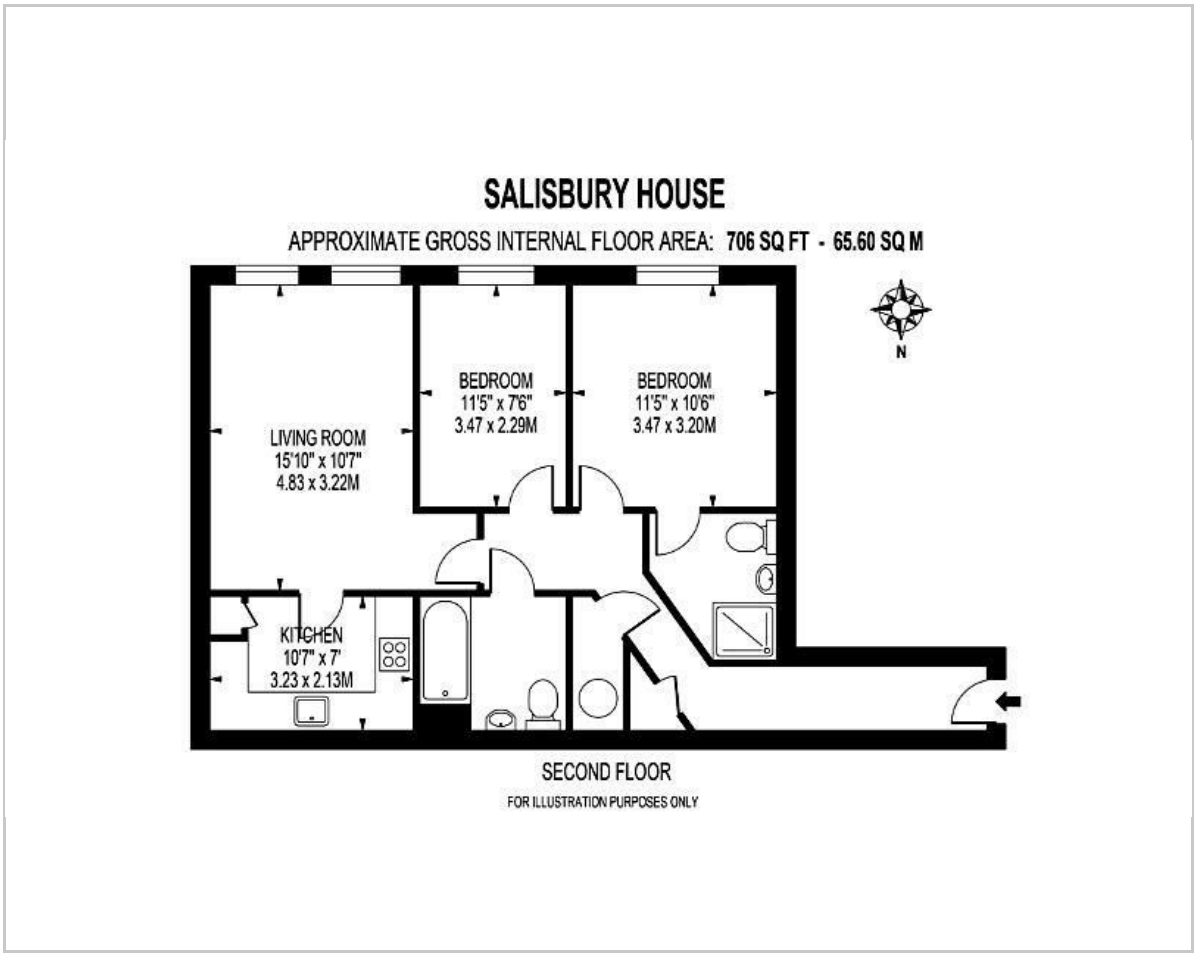
Reception Room
Fitted carpet, double glazed full length windows to side aspect

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

Outside
Secure gated parking with 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.

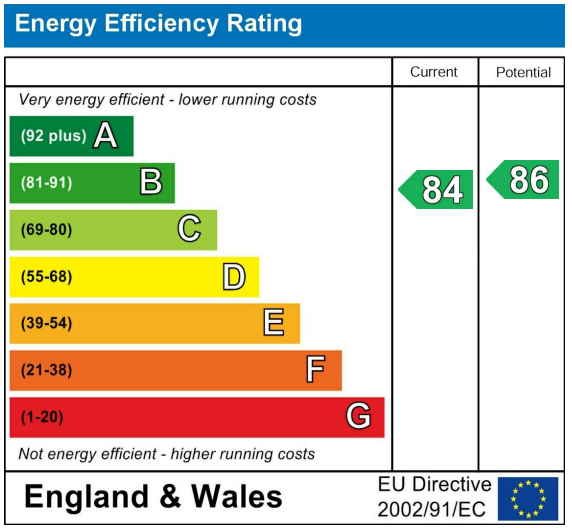
Floor Plan



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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