







Flat F, 9 Harcourt Avenue, Wallington, Surrey, SM6 8AR

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Guide price £230,000

Cromwells
ESTATE AGENTS







CHAIN FREE A second floor refurbished one bed purpose built flat located in a popular location within walking distance of Wallington railway station, town centre and amenities.
This property benefits from a spacious lounge/diner, ample storage, a 152 year lease, Rointe electric central heating, an entry phone system and allocated parking space.

Accommodation

Security entryphone system and wooden door to communal entrance

Stairs to 2nd floor landing

Wooden front door to:

Entrance hall,
Wood flooring, wall mounted heater, wall mounted fuse board, large storage cupboard housing hot water system, security entryphone.

Lounge/diner 17‘4“ X 16‘6“
UPVC double glazed windows to front and side aspects, wall mounted heater, wood flooring, coved ceiling.

Kitchen, 9‘5“ X 6‘4“
Modern range of fitted gloss wall units with matching doors and drawers below, granite effect rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, inset hob with oven/grill below and extractor fan above,space for tall standing fridge freezer, spave and plumbing washing machine, wood flooring, tiled splashback, plinth and display lighting, UPVC double glazed window to rear aspect (overlooking allotments)

Bedroom, 12’4” X 8‘0“
UPVC double glazed window to side aspect, wood flooring, fitted wardrobe with sliding mirrored doors.

Bathroom
Luxury suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, shaver points, part tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect.

Outside
Allocated parking for one car and well-kept communal grounds.

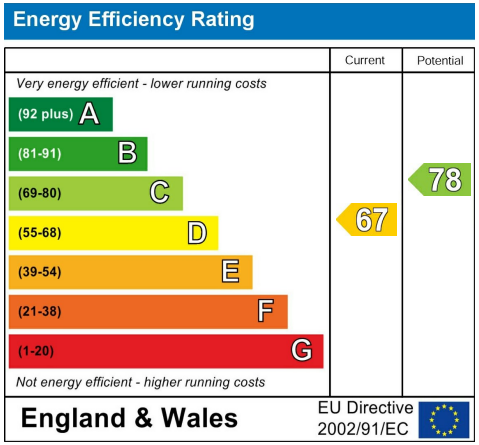
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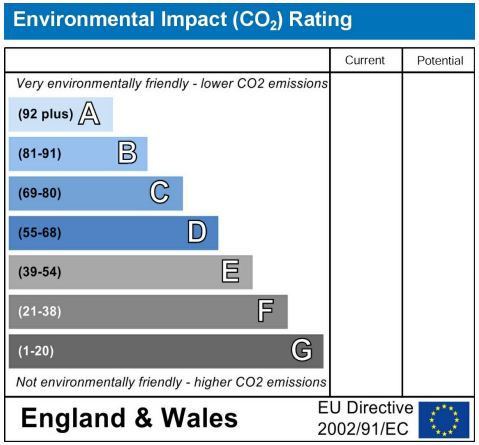
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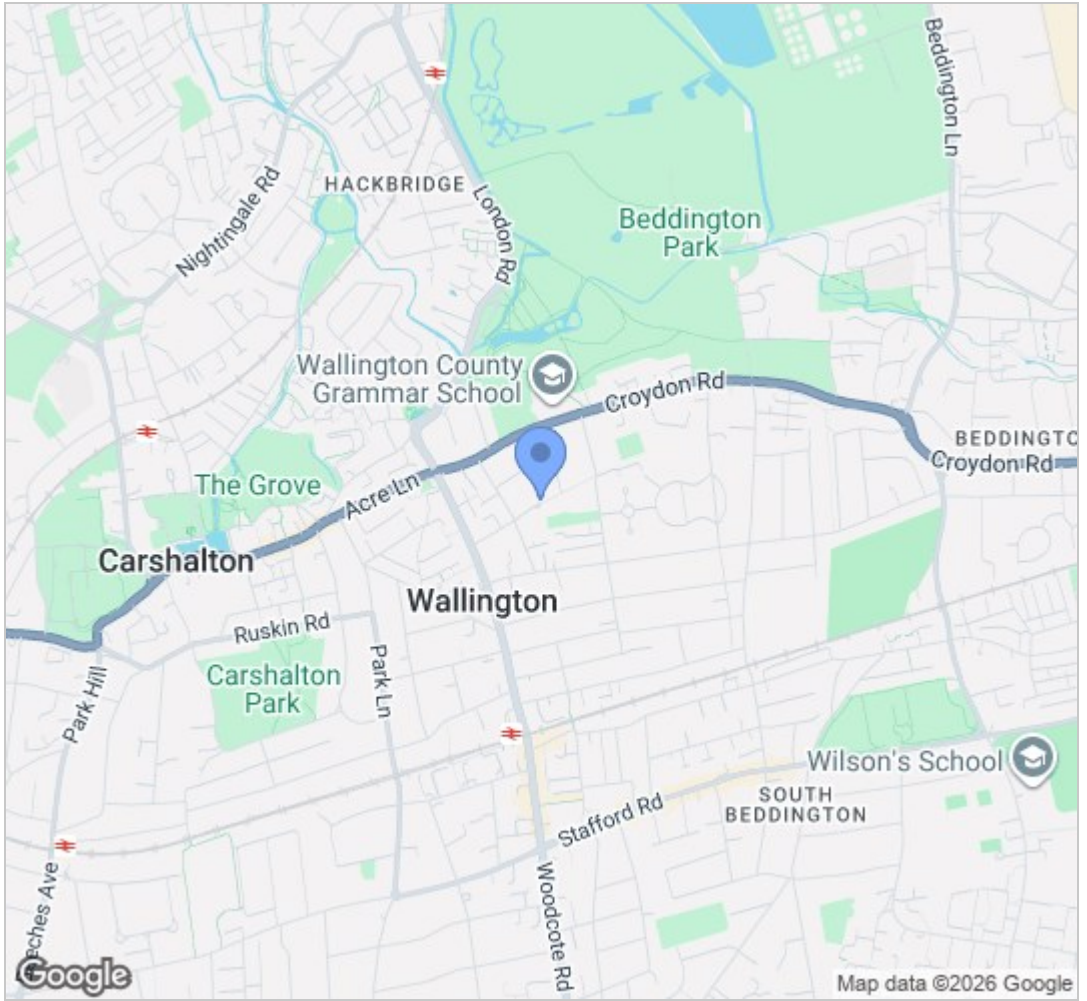


Energy Performance Graph





Area Map



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