



6 Marlborough Court Cranley Gardens, Wallington, SM6 9PG

Guide price £150,000



Cromwells
ESTATE AGENTS



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OPEN TO OFFERS!!! TWO BEDROOM GROUND FLOOR RETIREMENT FLAT

Nestled in the serene surroundings of Cranley Gardens, Wallington, this beautifully redecorated and recarpeted two-bedroom apartment offers a perfect blend of comfort and security, specifically designed for those aged sixty and above. Situated on the ground floor of the esteemed Marlborough Court retirement development, this property boasts a welcoming reception room, two well-proportioned bedrooms, and a modern bathroom.

Marlborough Court is a thoughtfully designed community comprising 35 one-bedroom and 21 two-bedroom flats, all arranged over four floors. The development is equipped with the Appello system, ensuring that assistance is readily available 24 hours a day, 365 days a year. This system not only provides peace of mind but also

Accommodation

Front door to

ENTRANCE HALL

Emergency intercom/security door entry system, power point, two ceiling lights, door to airing cupboard housing the hot water tank with fitted electric immersion heater, shelving and storage space. With doors off to living room, bedrooms and shower room.

LIVING ROOM with patio door to gardens

Storage heater, power points, TV aerial point, telephone point and emergency pull cord. With double doors through to kitchen. Fire Place with electric fire, removable. Two ceiling lights. With double doors through to kitchen.

KITCHEN with window

Tiled and fitted with wall and floor cupboards, white sink unit with a single drainer, work tops, built in four ring electric hob and overhead extractor hood, fitted oven, refrigerator and freezer, power points, wall mounted electric heater and strip light.

BEDROOM ONE

Storage heater, power points, emergency pull cord, telephone point, fitted wardrobe with shelving and hanging clothes rail. Ceiling light.

BEDROOM TWO

Storage heater, power points, emergency pull cord, Ceiling light.

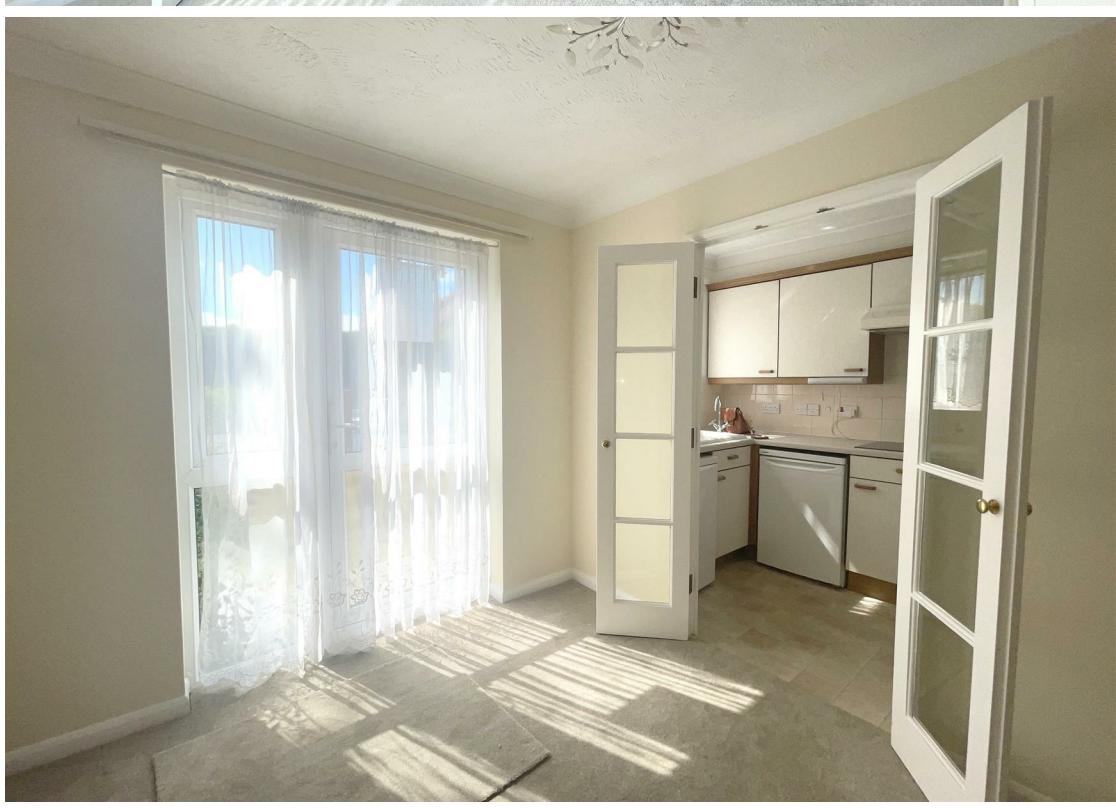
SHOWER ROOM

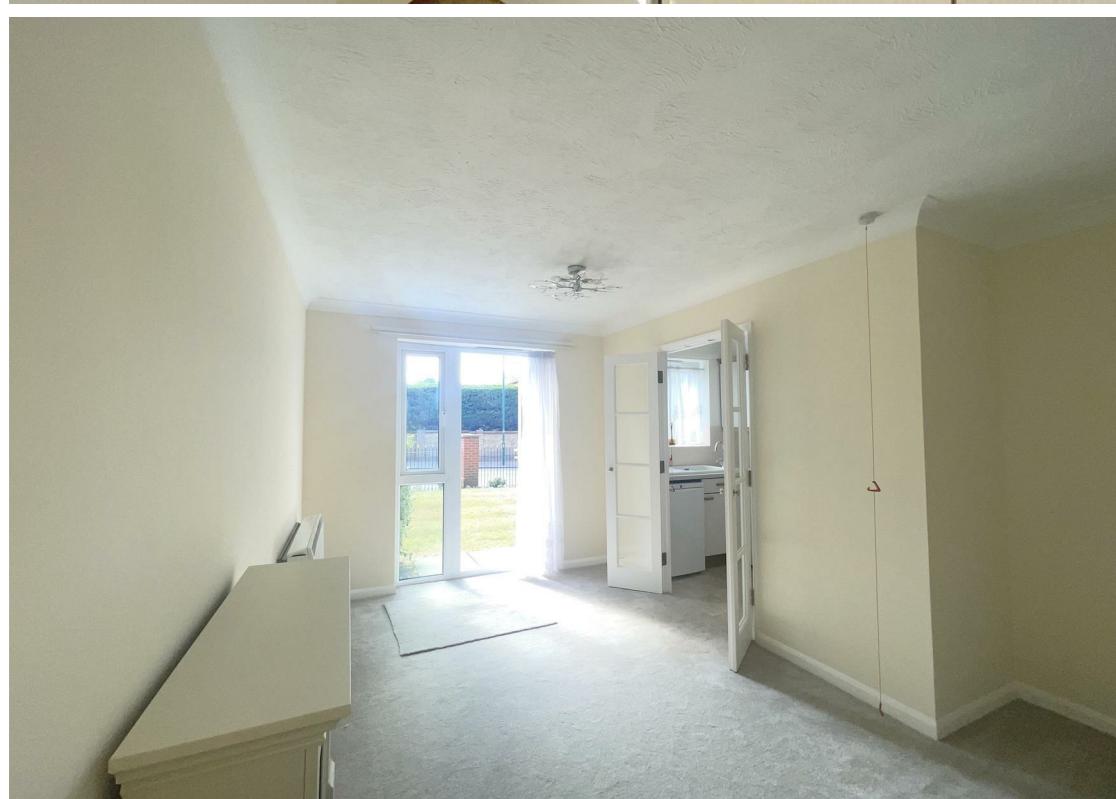
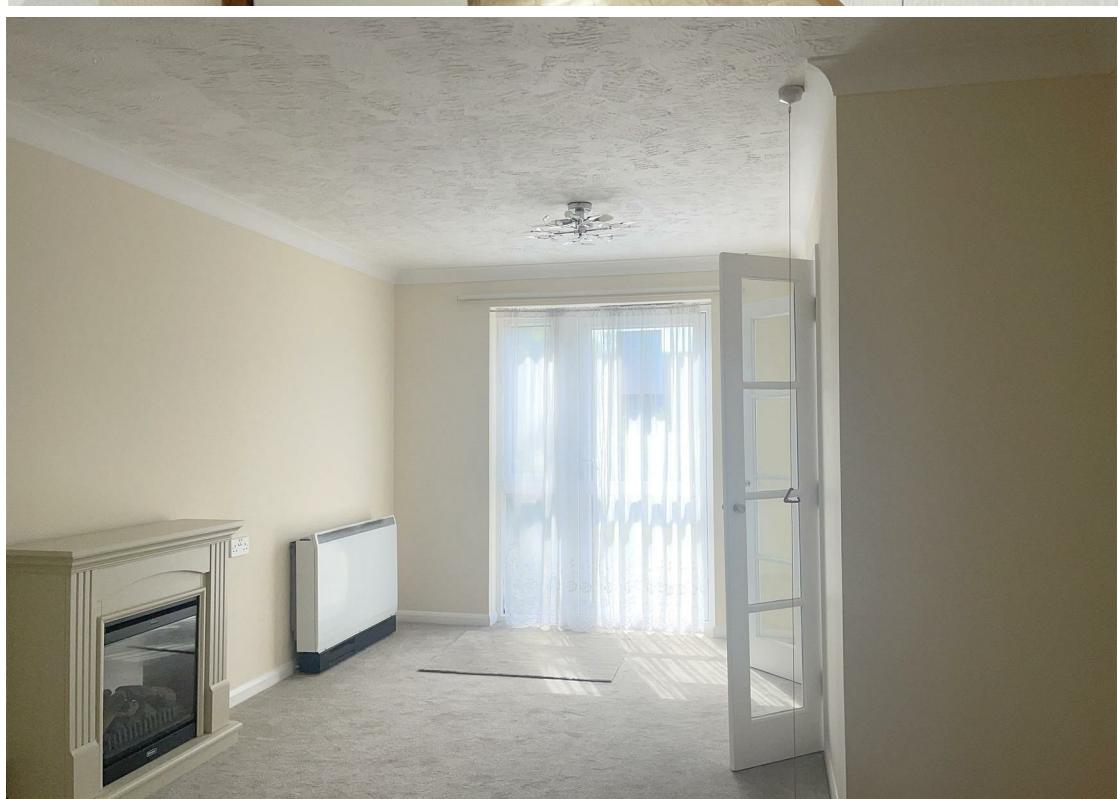
Tiled and fitted with a walk-in shower. Emergency pull cord. Wash basin, with integral vanity unit and low level WC, extractor fan, strip light, and wall mounted electric heater.

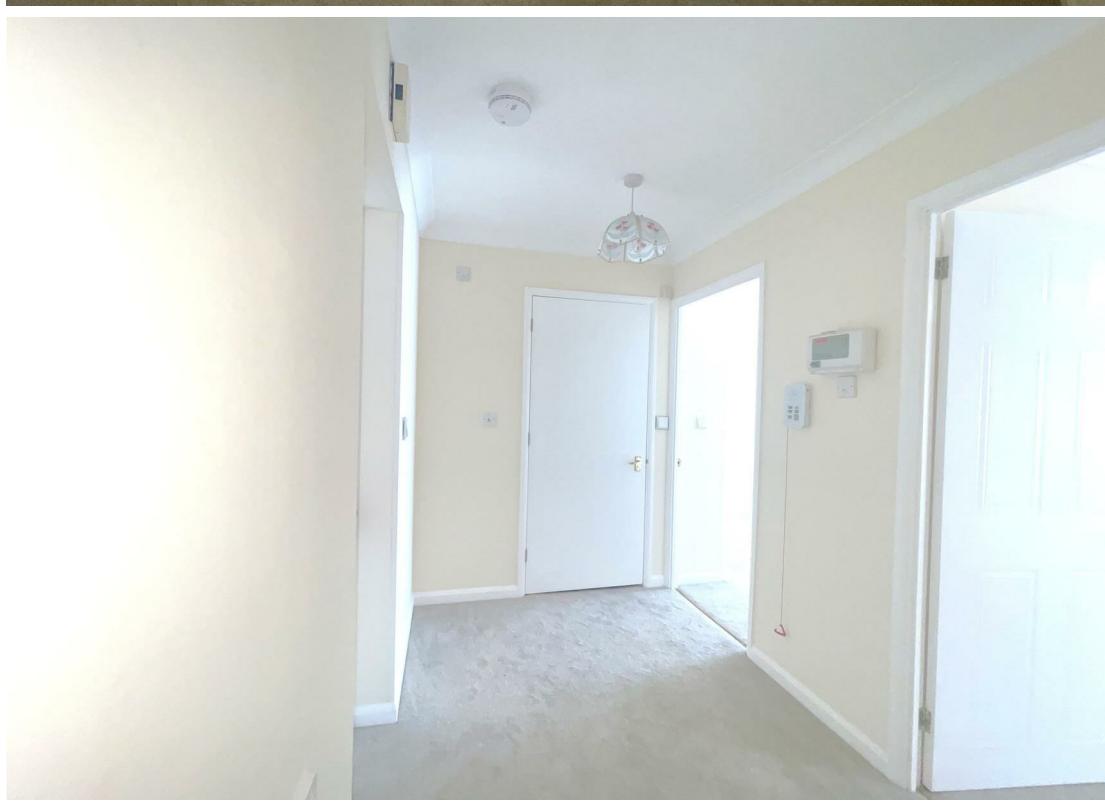
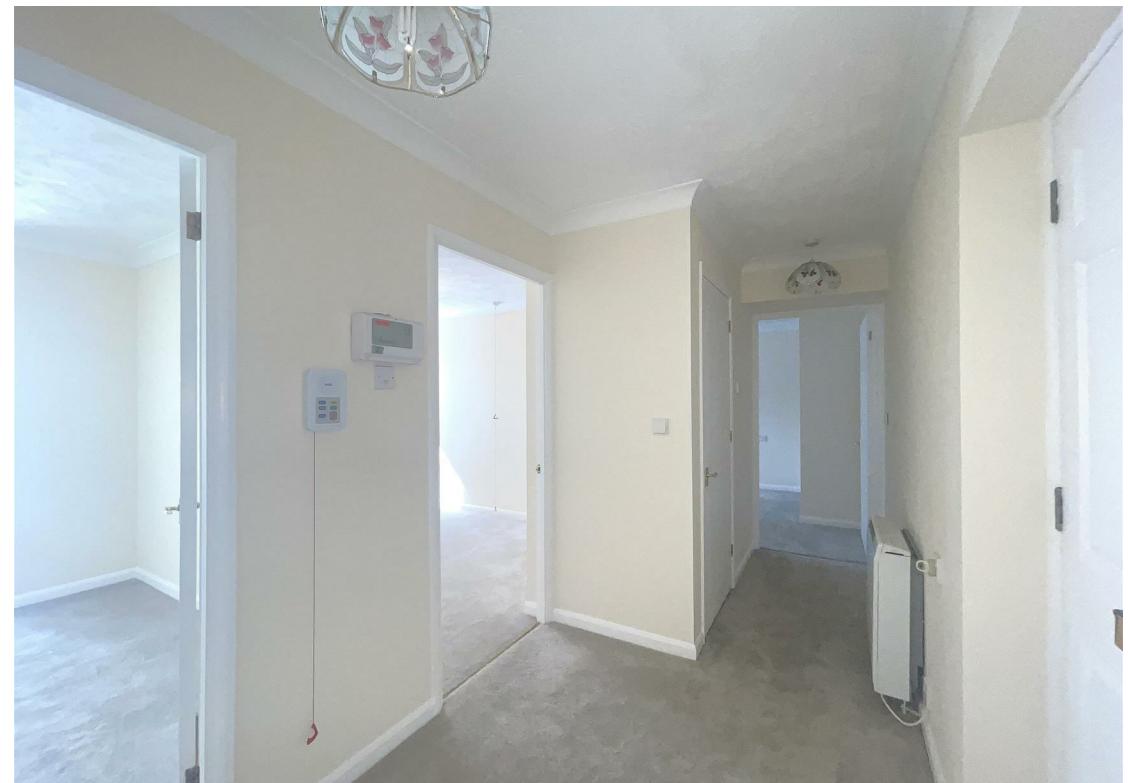
BUYER'S INFORMATION

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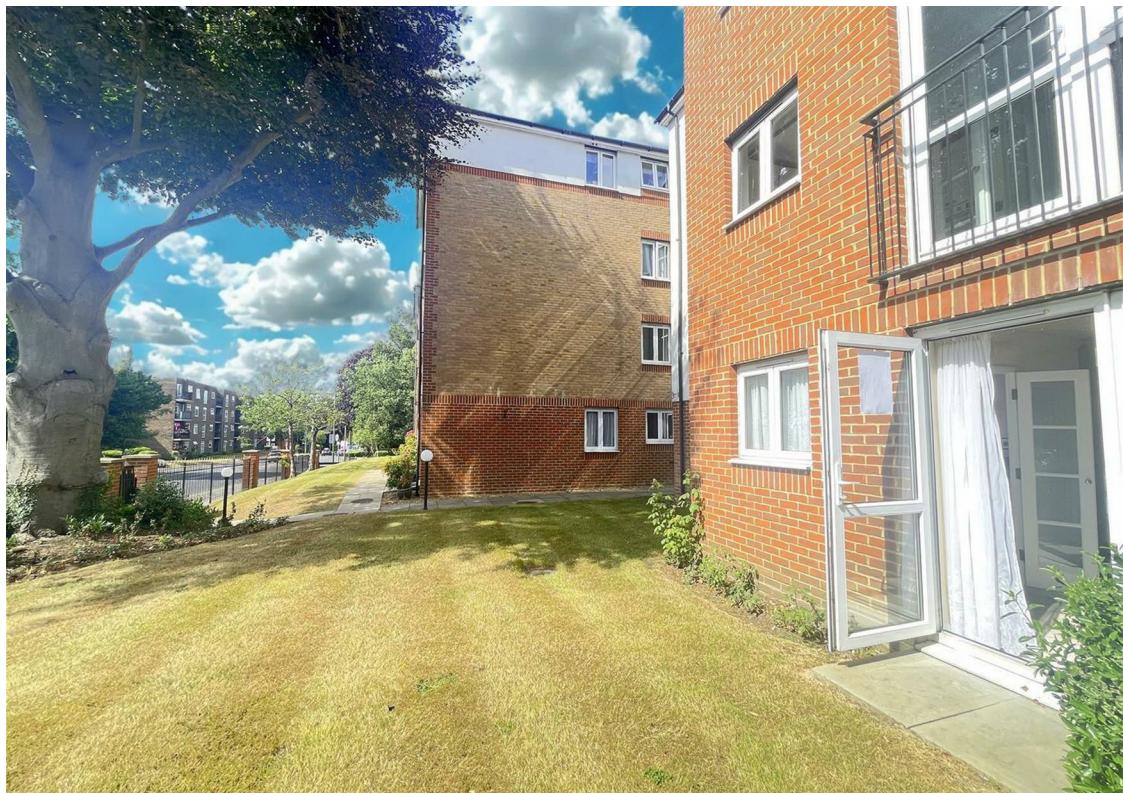
person. Please note, we are unable to issue a memorandum of sale until these checks are complete











Floor Plan

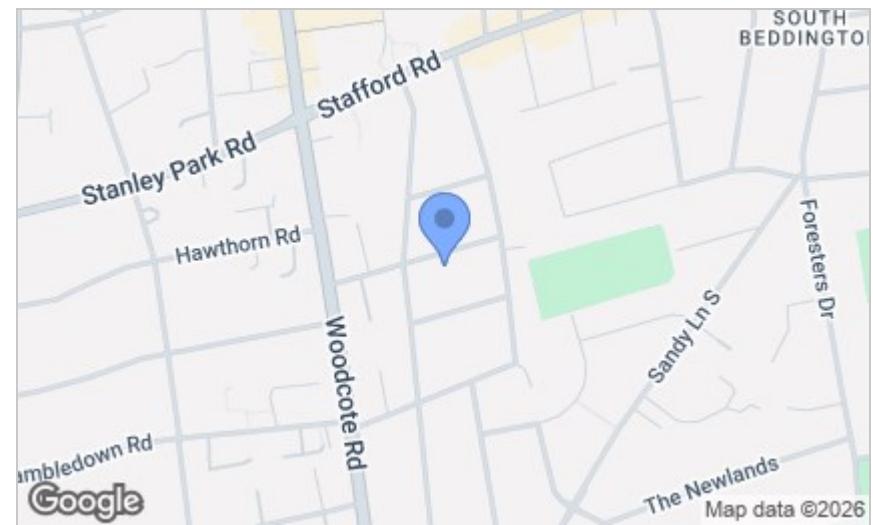


Total floor area 51.6 m² (556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

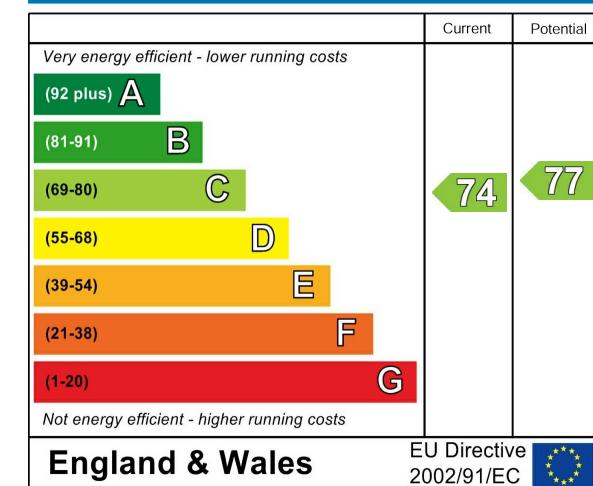
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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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