



36 Cavendish Court 15 Holmwood Gardens
Wallington, SM6 0HD
Guide price £130,000



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A well presented one bedroom first floor retirement flat, conveniently situated in the heart of Wallington, close to all shops, amenities and transport links. Cavendish Court is a popular lift serviced development with a beautifully maintained rear communal garden, and great communal facilities with a lounge, laundry room and guest suites. There is a Development Manager on site during the week, and all residents have 24hr emergency warden assistance.

The seller is willing to issue a Section 42 notice on exchange of contracts to extend the lease for the buyer. This will extend the lease to 125 years, and has been valued by a RICS surveyor to cost approximately £15,000 including legal fees. The property is priced to reflect this additional cost to the buyer to extend the lease on purchase.

Accommodation

The property offers a spacious reception room, with an open plan modern kitchen. The bedroom has the benefit of fitted wardrobes, and the bathroom has a large walk in shower with sliding door. The property has electric heating and is double glazed throughout. Outside there is residents and visitors permit parking.

ROOM MEASUREMENTS

Living Dining Room - 17'1 x 11'6

Kitchen - 8'2 x 5'11

Bedroom - 11'6 x 9'6





Floor Plan

Floor Plan

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 44.0 sq. metres (474.1 sq. feet)

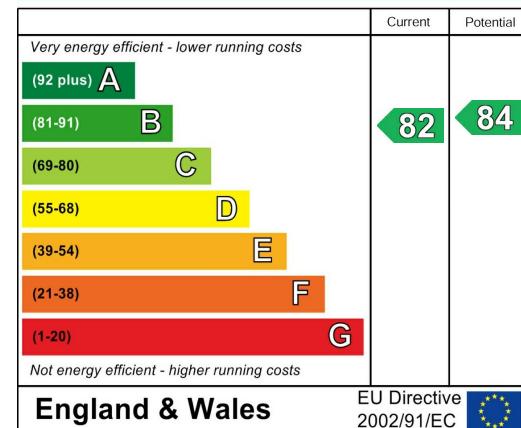
This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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