



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

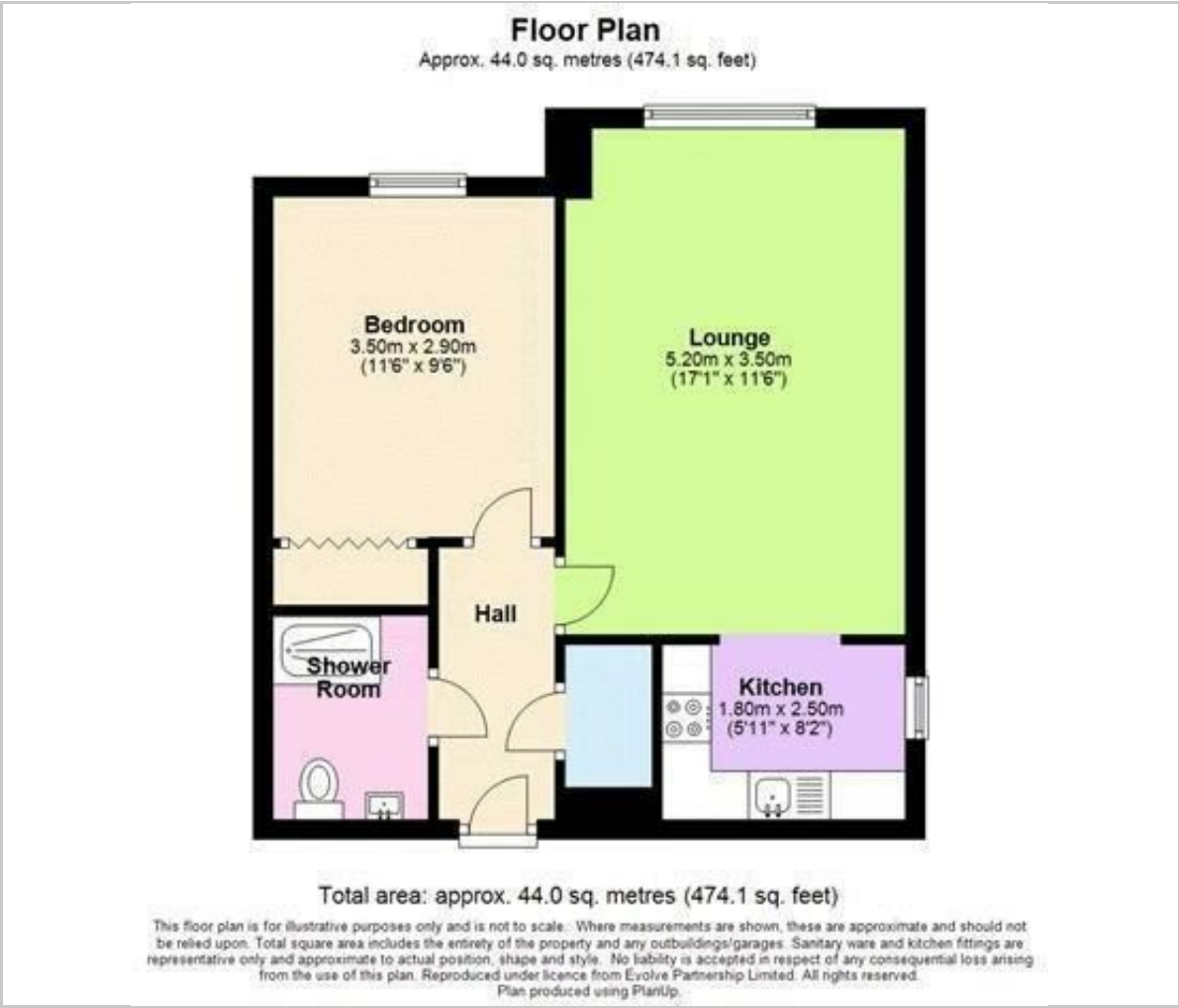
Kitchen - 8'2 x 5'11

Bedroom - 11'6 x 9'6





Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

