







Flat 27 Salisbury House, 8 Melbourne Road, Wallington, SM6 8SA

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£280,000

Cromwells
ESTATE AGENTS

8 Melbourne Road

Wallington, SM6 8SA

£280,000

Welcome to Salisbury House, a modern and spacious flat located on Melbourne Road in Wallington. This purpose-built property offers an impressive 787 square feet of living space, making it an ideal home for those seeking comfort and convenience.

As you enter the flat, you are greeted by an open plan living, kitchen, and dining area that boasts a delightful south-facing aspect. This feature ensures that the interior is filled with natural light, creating a bright and airy atmosphere perfect for relaxation or entertaining guests. The flat comprises two well-proportioned double bedrooms, one of which includes a dressing area and an en-suite shower room, providing a touch of luxury and privacy. An additional family bathroom is also available, catering to the needs of residents and visitors alike.

The property is situated within a secure gated complex, offering peace of mind and an allocated parking space for your convenience. Residents will benefit from a lift service, making access to the flat effortless.

The location of Salisbury House is particularly advantageous for commuters, with Wallington mainline train station just a short distance away. This allows for easy and quick access to Central London, making it an excellent choice for professionals working in the city. Additionally, the vibrant Wallington High Street is nearby, offering a variety of shops and amenities to cater to your everyday needs.







Accommodation

Gated entrance with security phone entry, door into communal hallway with lift and stairs to all floors and property entrance on 5th floor.

Entrance Hall
Built-in cupboard housing immersion heater, radiator, vinyl flooring, security phone entry system.

Open plan Living Dining Room and Kitchen

Living Dining Area
Double glazed windows to rear aspect with bespoke fitted shutters, vinyl flooring, radiator, floating wall.

Kitchen
Range of modern wood fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated electric oven and hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiled splashback, vinyl flooring.

Bedroom One



















Double glazed windows to rear aspect with bespoke fitted shutters, radiator, fitted carpet, built-in storage cupboard, dressing room area, door to en-suite shower room.

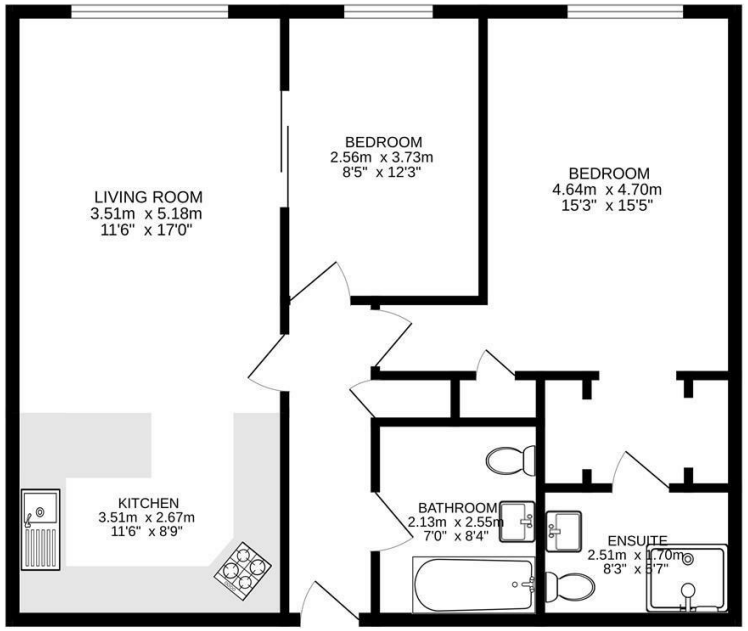
En-suite Shower Room
Three-piece suite comprising corner shower cubicle with sliding door, thermostatic shower, wall mounted wash hand basin with chrome mixer tap, enclosed WC, part tiled walls, tiled flooring, shaver point, extractor fan, heated chrome towel rail.

Bedroom Two
Double glazed window to rear aspect with bespoke fitted shutters, radiator, fitted carpet,

Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome taps, enclosed WC, part tiled walls, tiled flooring, shaver point, extractor fan, radiator.

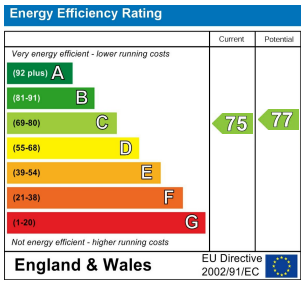
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Floor Plan



5th floor
73.1 sq.m. (787 sq.ft.) approx.

TOTAL FLOOR AREA : 73.1 sq.m. (787 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Additional Information

- Lived at property 11 years, looking to upsize.

- Updated flooring, vinyl flooring and new carpets in bedrooms.

_ Updated en-suite and general redecoration.

- Heating all electric

- Allocated parking space at the rear of the car park, development is gated entry

- Service Charges £2,777.74 annually, includes buildings insurance.

- Ground rent £446 annually

- Lease 101 years

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