



5 Vivienne Court 2 Woodcote Green, Wallington, SM6 9NN



£315,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 9NN

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SHARE OF FREEHOLD AND NO ONWARD CHAIN

Nestled in the charming area of Woodcote Green, Wallington, this delightful top floor conversion flat offers a unique blend of character and modern living. Spanning an impressive 807 square feet, the property boasts spacious room sizes that are sure to impress.

As you enter, you are greeted by a bright and airy interior, enhanced by an abundance of natural light that flows throughout the flat. The accommodation comprises two generously sized double bedrooms, perfect for relaxation or hosting guests. The well-appointed bathroom and a welcoming reception room provide both comfort and functionality, making this flat an ideal choice for individuals or small families.

The property is set within a desirable location in South Wallington, overlooking the picturesque Woodcote Green, which adds to its appeal. Residents can enjoy the benefits of a communal garden, providing a lovely outdoor space to unwind. Additionally, the flat comes with allocated parking, a valuable feature in this sought-after area. Don't miss the opportunity to make this wonderful flat your new home.





Accommodation

Videophone security entry system, door into communal hall. Stairs to first floor landing. Front door into

Entrance Lobby
Stairs to 2nd floor

Entrance Hall

Oak flooring, radiator, video phone entry system, built in cupboard housing fuse board, air conditioning unit (hot and cold air)

Kitchen

Range of modern gloss kitchen cupboards and drawers, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, integrated undercounter fridge, freezer, washing machine and dishwasher, tiled splashback, oak flooring, Velux window, built in cupboard housing combination boiler.

Bedroom One

Radiator, fitted carpet, built in wardrobes, 2 Velux windows to front aspect, double glazed sash windows to side aspect.

Bedroom Two

Vertical radiator, fitted carpet, Velux window to rear aspect.

Living Dining Room

Oak flooring, radiator, built in storage cupboard, double glazed sash window to side aspect, Velux windows to front aspect

Outside

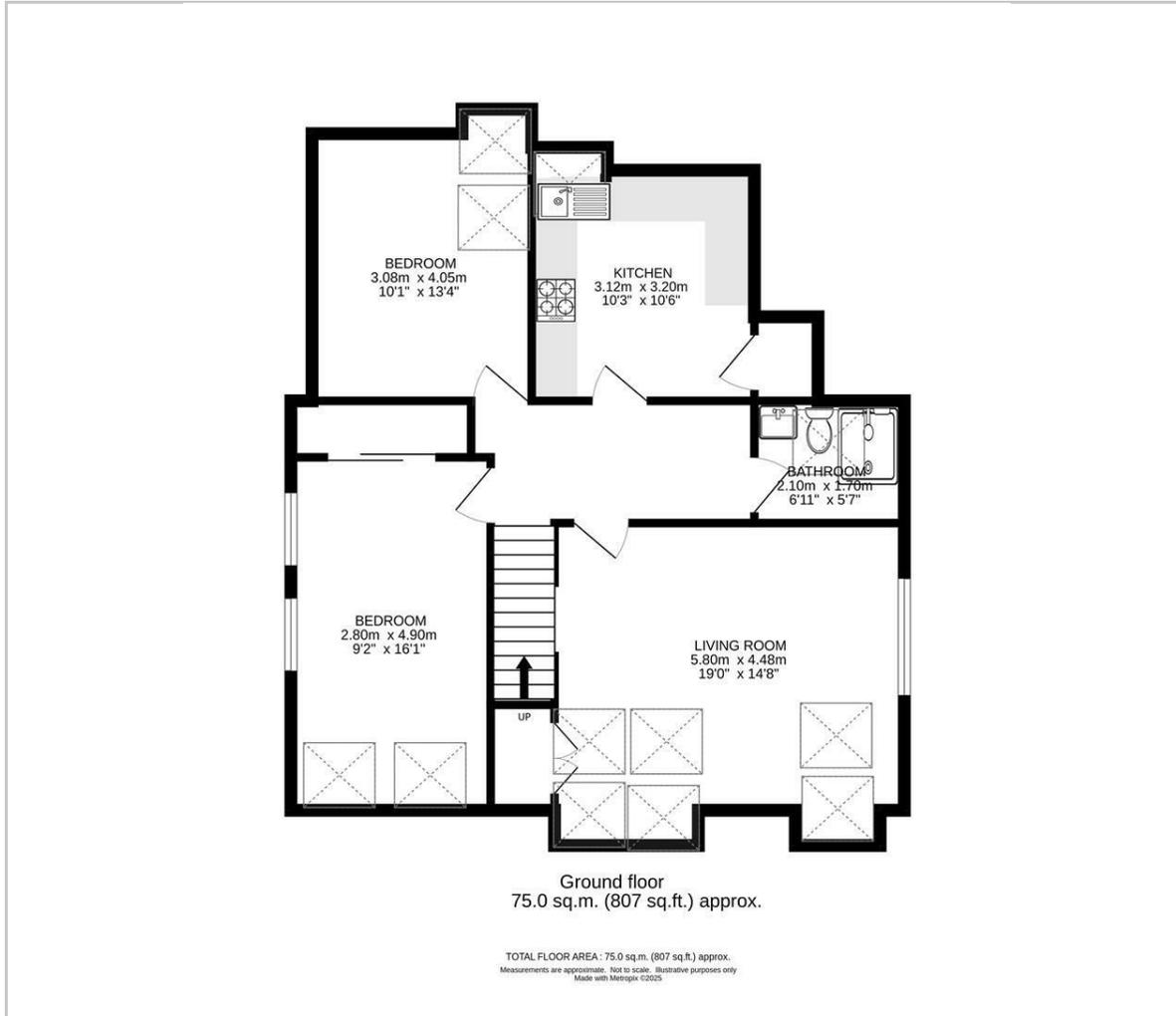
Allocated parking space
Bike storage
Electric charging point supply
Communal garden

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these

checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

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.

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Area Map



Energy Efficiency Graph

