



6 Marlborough Court Cranley Gardens, Wallington, SM6
9PG



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Guide price £150,000

WH WATSON HOMES
Estate Agents

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OPEN TO OFFERS!!! RETIREMENT FLAT - OVER 60's.

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 controls door entry and monitors the fire alarm system, enhancing the safety of all residents.

Residents can enjoy a variety of communal amenities, including a spacious lounge perfect for socialising and a guest suite complete with an en-suite shower room for visiting friends and family. It is important to note that a condition of purchase is that all residents must be over the age of 60 years, fostering a friendly and supportive environment.

This apartment not only offers a comfortable living space but also a vibrant community atmosphere, making it an ideal choice for your next home.

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Wallington, SM6 9PG

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.

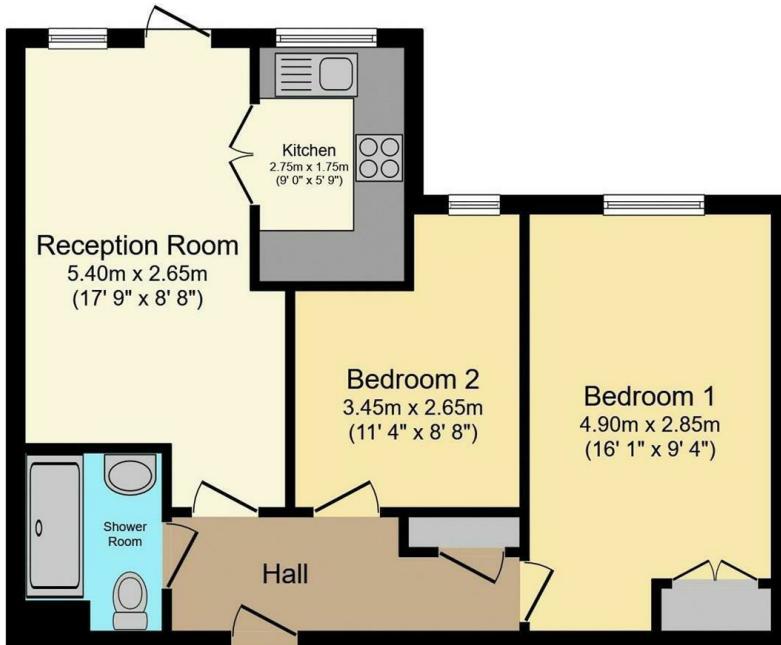
SHOWER ROOM

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

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



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).

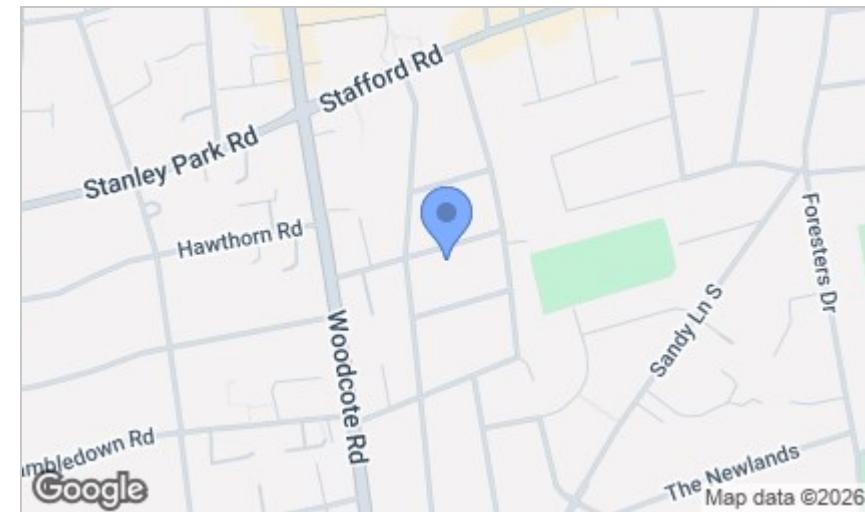
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Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

