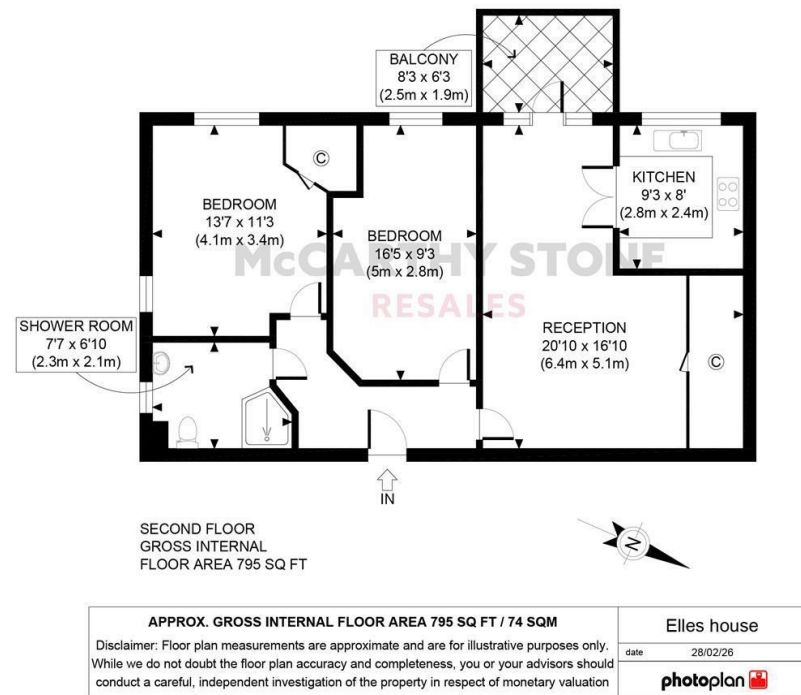


### 32 Elles House

Shotfield, Wallington, SM6 0BL



#### Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Asking price £350,000 Leasehold

A superb example of retirement living at it's finest.

This beautifully presented, two bedroom, second floor apartment benefits from a balcony overlooking the landscaped gardens with a southerly and westerly aspect making this spacious apartment bright and airy.

Viewings encouraged to fully appreciate.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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# Shotfield, Wallington, SM6 0BL

## 2 Bed | £350,000

### Summary

Elles House was purpose built for retirement living designed and built by McCarthy & Stone. The development consists of one and two-bedroom retirement apartments for the over 70s. There is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the apartments and throughout the development.

The apartment features a large fully fitted kitchen, spacious living room opening onto a balcony overlooking the landscaped gardens, two double bedrooms and a separate shower room.

The development includes a homeowners' lounge, restaurant, laundry room, mobility scooter store with charging points, hairdressing salon and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estate Manager for availability.

Elles House is located one street back from Wallington High Street with an abundance of bus routes providing links to Sutton, Banstead Village, Carshalton, Croydon and beyond. The main line railway station is located at the bottom of the High Street. Local shops include two Sainsbury's, bakers, butchers, boutiques, restaurants and bars.

It is a condition of purchase that all residents must meet the age requirements of 70 years.

### Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall where the apartment security door entry system with intercom and 24-hour emergency call system is situated. Illuminated light switches, smoke detector.

Doors lead to the living room, two bedrooms and shower room.

### Living Room with Balcony

An immaculately presented bright and spacious living/dining room. Feature fireplace providing an attractive focal point to this beautiful living room. TV and telephone points, Sky/Sky+

connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed patio door with windows to side leads on to Balcony with views over the gardens and a south westerly aspect. Door to a large walk-in storage cupboard/airing cupboard. Partially glazed double doors lead onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with an excellent range of modern base and wall units with contrasting work surfaces. Stainless steel sink and drainer with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Tiled splash backs. Integrated fridge/freezer and under pelmet lighting.

### Bedroom One

A bright and spacious dual aspect double bedroom benefiting from a walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point. Windows with southerly and westerly aspects overlooking the gardens.

### Bedroom Two

A second double bedroom of excellent proportions, raised electrical power sockets, ceiling light and window overlooking gardens.

### Shower Room

Fully tiled and fitted with suite comprising a level access walk in thermostatically controlled shower with grab rails. Low level WC, vanity unit with wash basin and mirror above. Chrome ladder style heated towel rail. Wall mounted clothes dryer. Window with frosted glass provides additional ventilation and daylight. Emergency pull cord.

### Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

- Buildings insurance
- Domestic Assistance (to help with jobs like dusting, vacuuming or changing the bed (60 minutes per week is included in your service charge).

Service charge: £15,098.72 per annum (for financial year ending 30/09/2026)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the Estate Manager. To find out more about service charges please contact your Property Consultant or Estate Manager.

### Leasehold

Ground Rent £510.

Lease 125 Years from 2015

Ground rent review: 2030

### Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

