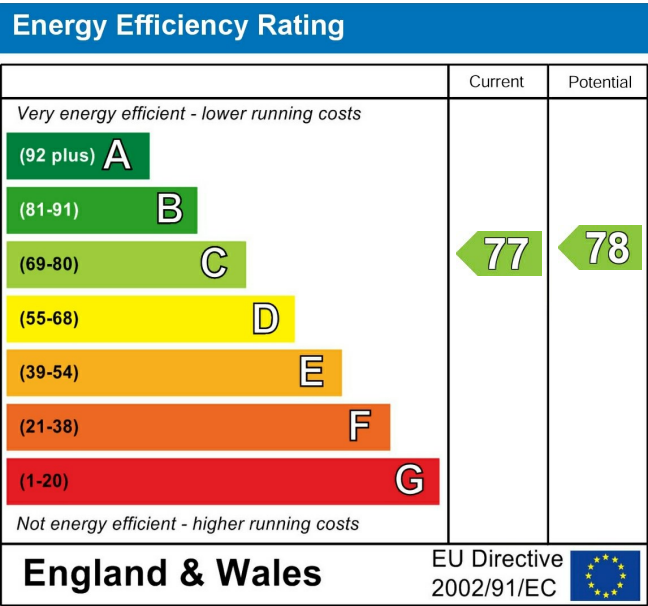
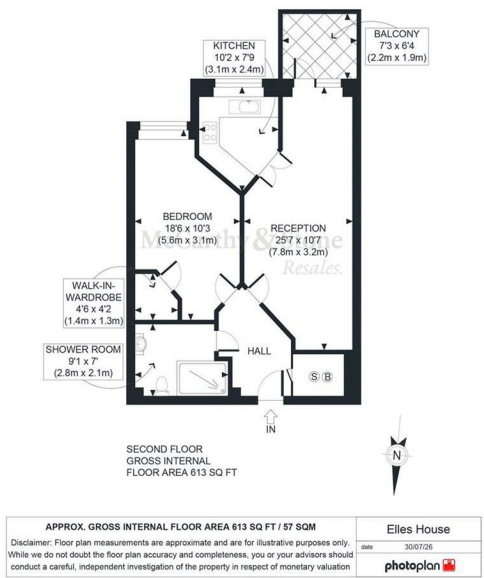




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



35 Elles House

Shotfield, Wallington, SM6 0BL

1 1 **Council Tax Band: D**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Elles House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Convenient location for High Street and a Medical Centre with Pharmacy just opposite
- Excellent transport links
- One hour of Domestic Help per week & tailored care packages available
- Estate Manager + 24 hour staffing
- 24 hour emergency call system + Video entry system
- Table Service Restaurant
- Communal Lounge where social events take place
- Guest Suite for visiting family or friends
- Laundry room + Mobility scooter store
- Landscaped Gardens

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

35 Elles House, Wallington

 1 |  1 | Asking price £275,000

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 entrance hall and bathroom.

The development includes a homeowners' lounge, table service restaurant serving freshly prepared meals daily, 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 leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room with Balcony

A bright and spacious living room benefitting from a glazed patio door with window to side opening onto a walk out balcony with gazed balustrades and a southerly aspect and views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom

A double bedroom of good proportions benefiting from a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, TV and phone point. Window with Southerly aspect overlooking gardens.

Shower Room

Fully tiled and fitted with suite comprising of walk in shower. Grab rails. Low level WC, vanity unit with sink and mirror above. Ladder style heated towel rail. Wall mounted clothes dryer.

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

Annual Service Charge: £11,102.23 for the 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 your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estate Manager.

Lease Information

Lease: 125 years from 1st June 2015

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.

Additional Information & Services

- Superfast Full Fibre Broadband available

- Mains water and electricity

- Electric underfloor room heating

- Mains drainage

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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

