McCarthy Stone
Resales

Elles House, Flat 16, Shotfield, Wallington
Approximate Gross Internal Area
53 Sq M/570 Sq Ft

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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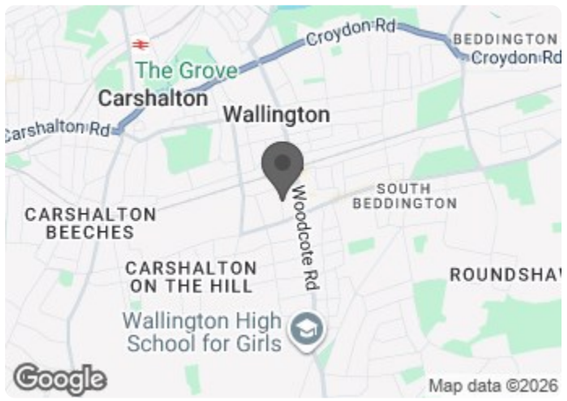
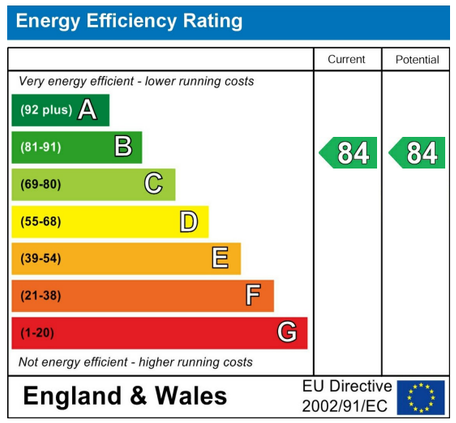
Council Tax Band: D





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The Property Ombudsman

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McCarthy Stone
Resales

16 Elles House

Shotfield, Wallington, SM6 0BL

Asking price £270,000 Leasehold

THIS BEAUTIFUL VERY WELL PRESENTED first floor apartment comprising of a MODERN FILLY FITTED KITCHEN, SPACIOUS LOUNGE opening to a WALK OUT BALCONY with views overlooking the COMMUNAL GARDENS, a SPACIOUS DOUBLE BEDROOM with WALK IN WARDROBE and a wet room style shower room.

Call us on 0345 556 4104 to find out more.

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

Shotfield, Wallington

1 Bed | £270,000

Smmary (paragraph)

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 apartment features a modern fully fitted kitchen, spacious living room with a juliet balcony and westerly aspect, double bedroom featuring a large walk-in wardrobe, separate shower room and all principle windows facing west. The development includes a communal lounge, table service restaurant, laundry room, mobility scooter store with charging points 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 24-hour Tunstall emergency response system is situated. 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.

Lounge

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a glazed juliet balcony with a westerly aspect and far reaching views. 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. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, tiled splash backs and under pelmet lighting. Electronically operated window.

Bedroom

A double bedroom of excellent proportions benefiting from a large walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised electric sockets, TV and phone point and double glazed window with distant views.

Showeroom

Fully tiled and fitted with suite comprising of level access walk in shower with thermostatically controlled shower unit. Low level WC, vanity unit with wash basin and mirror above, extractor fan and chrome ladder style heater.

Service Charge Breakdown (paragraph)

- 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 you with jobs like dusting, vacuuming or changing the bed (60 minutes per week is included in your service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager and 24 hour staffing plus the kitchen and restaurant staff. Find out more about service charges please contact your Property Consultant or Estate Manager.

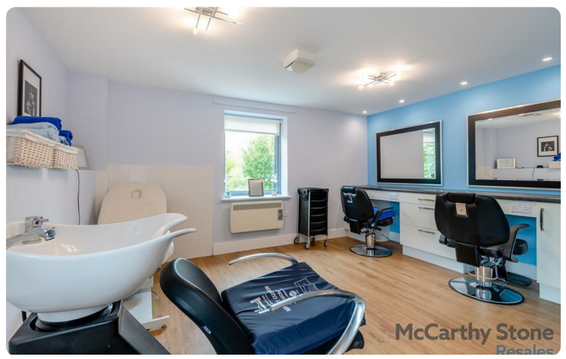
Service charge: £11,102.23 per annum (for financial year ending 30/09/26)

Leashold

Lease 125 Years from June 2014
Ground Rent: £435 per annum
Ground rent review date: June 2029

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 Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage