PRICE REDUCTION

McCarthy & Stone
RESALES

47 Elles House Shotfield, Wallington, SM6 0BL
Asking price £260,000 Leasehold

For further details
please call 0345 556 4104

47 Elles House Shotfield, Wallington, SM6 0BL

A one bedroom third floor retirement apartment with juliet balcony

Summary

Elles House was built by McCarthy & Stone purpose built for assisted living. The development consists of one and two-bedroom 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 bathroom and hallway.
The apartment features a large fully fitted kitchen, spacious lounge, one bedroom and a separate shower room. The development includes a Homeowners' lounge, Restaurant, Laundry room, Mobility scooter park 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 pull cord 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 bathroom.

Living Room

A well-proportioned lounge. 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 ample proportions benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk in shower. Low level WC, vanity unit with sink and mirror above.

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

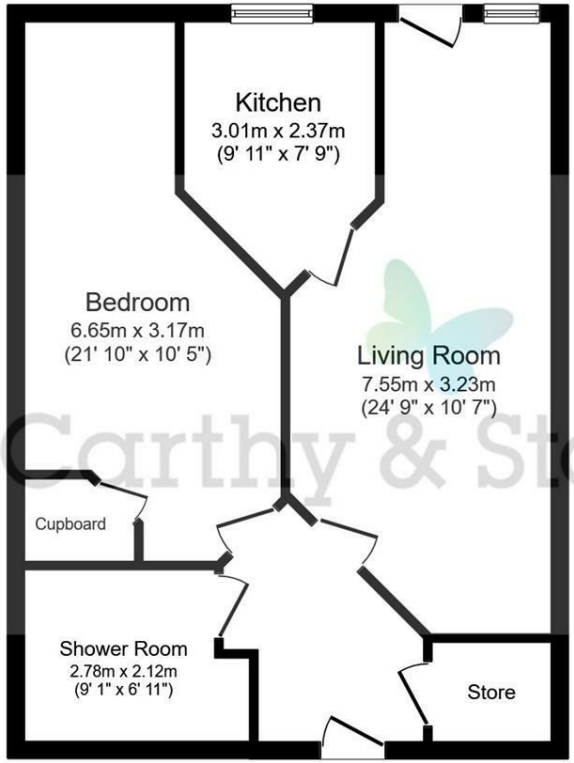
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Leasehold

Lease 125 Years from 2014
Ground Rent £435.

Car Parking

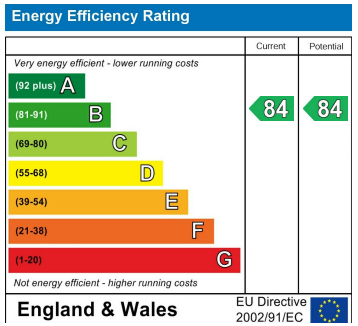
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

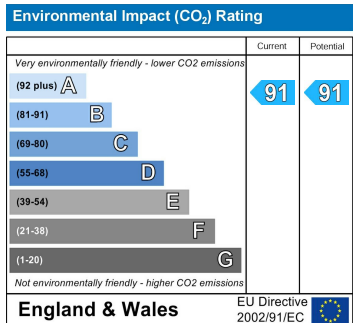


Floor Plan

Total floor area 58.0 sq. m. (624 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

The Property Ombudsman
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