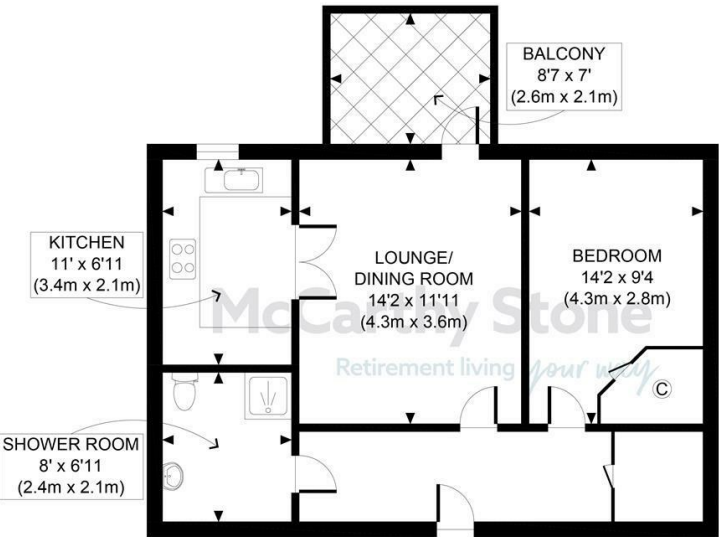


22 Elles House

Shotfield, Wallington, SM6 0BL



GROSS INTERNAL  
FLOOR AREA 563 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 563 SQ FT / 52 SQM	elles house
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 04/11/24
	photoplan



Asking price £265,000 Leasehold

A beautifully presented and spacious first floor apartment comprising, modern fully fitted kitchen, spacious living room opening onto a balcony, double bedroom with walk-in wardrobe and a wet room style shower room within this sought after Retirement Living Plus development close to Wallington High Street and all local amenities.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Shotfield, Wallington

### 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.

This delightful apartment features a modern fully fitted kitchen, spacious living room providing access onto a decked balcony with glazed balustrades, double bedroom with walk in wardrobe, shower room and a spacious storage cupboard off the entrance hall.

The development includes a communal lounge, table service restaurant serving freshly prepared meals daily, hairdressing salon, fully equipped laundry room, mobility scooter store room 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, post office, chemist, bakers, butchers, boutiques, restaurants and bars.

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



### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a large 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 & Balcony

A spacious living room benefitting from a glazed patio door with windows to side opening to a decked balcony with glazed balustrades. 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

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap beneath an electronically operated window. Built-in waist height electric oven, ceramic hob and stainless steel extractor hood, tiled splash backs. Fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom

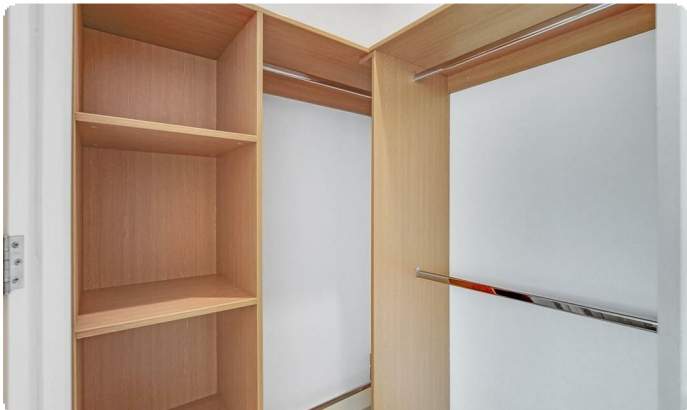
A large double bedroom featuring a walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised power points, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of a level access walk in thermostatically controlled shower. Low level WC, vanity unit with wash basin and mirror above. Chrome ladder style electric heater and emergency pull cord.

### Service Charge (Breakdown)

- Cleaning of communal windows



# 1 bed | £265,000

- 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 linen (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: £10,055.68 per year (for financial year ending 30/09/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

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

