



Marlborough Court Cranley Gardens, Wallington SM6 9PG



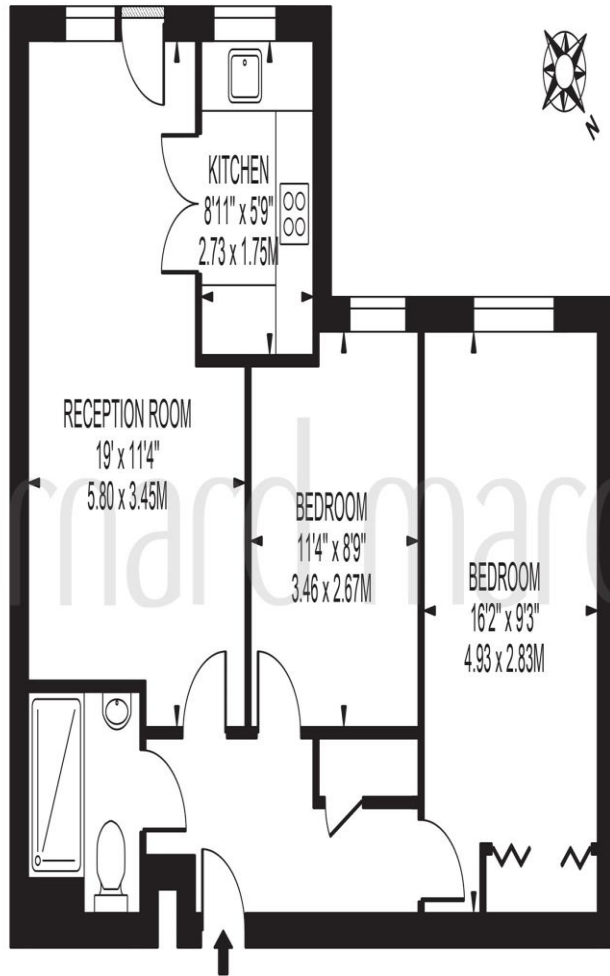
welcome to
Marlborough Court Cranley Gardens, Wallington

This second floor retirement flat (restricted to those of 60 years and over) should prove perfect for those looking for independent living, yet the extra reassurance of an on-site house manager. Set in a very tranquil location, this well-appointed property consists of an entrance hall with storage, lounge opening into a smart fitted kitchen, two bright and airy bedrooms and shower room. This property also boasts a resident lounge, lift, communal laundry room, beautifully maintained gardens to the rear and residents parking to the front. Offered to the market with no forward chain, call now to arrange your viewing.



MARLBOROUGH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 611 SQ FT - 56.78 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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welcome to

Marlborough Court Cranley Gardens, Wallington

- Two bedrooms
- Second floor
- Chain free
- Retirement apartment (Over 60s)
- Communal Gardens and lounge

Tenure: Leasehold EPC Rating: B

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG105467](https://www.barnardmarcus.co.uk/Property/WLG105467)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WLG105467 - 0003


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