



**Heron Way, Wallington SM6 9DX**



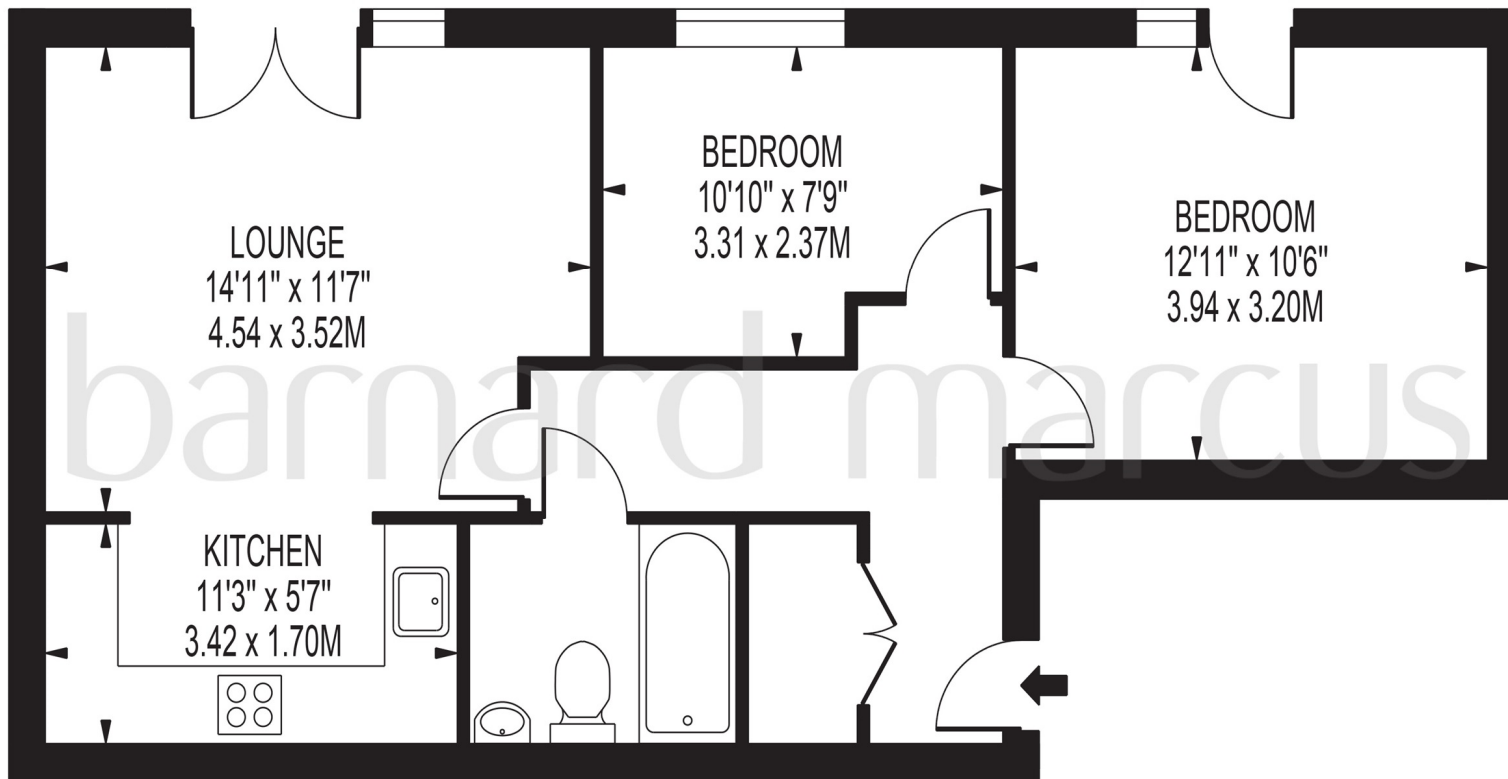
**welcome to**  
**Heron Way, Wallington**

Tucked away in a peaceful setting is this elegant two double bedroom second floor flat. This apartment is set on the top floor, boasting consistently light and spacious, open plan accommodation with the added bonus of loft storage. Both bedrooms are sizeable doubles and both the master bedroom and lounge enjoy access to Juliet balconies. The kitchen and bathroom have a modern finish making this the ideal first time purchase to move straight into. With local amenities close by, Heron Way is situated in a quiet cul-de-sac location, overlooking communal grounds. The apartment comes with a long lease, allocated parking space, plus additional visitor parking bays. Call now to arrange a viewing!



# HERON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 597 SQ FT - 55.46 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.

welcome to

## Heron Way, Wallington

- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- LOFT STORAGE
- JULIET BALCONIES
- LONG LEASE

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG105713](https://www.barnardmarcus.co.uk/Property/WLG105713)



Property Ref:  
WLG105713 - 0017

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8669 7883**



[wallington@barnardmarcus.co.uk](mailto:wallington@barnardmarcus.co.uk)



Canon Court, Manor Road, WALLINGTON,  
Surrey, SM6 0AP



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**