



barnard marcus

Spencer Court Woodcote Road, Wallington SM6 0PJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Spencer Court Woodcote Road, Wallington

If you are looking for a bright and spacious property ready to move straight into and enjoy, look no further than this recently refreshed two-bedroom top floor flat.



If you are looking for a bright and spacious property ready to move straight into and enjoy, look no further than this recently refreshed two-bedroom top floor flat. This gorgeous apartment is set on the top floor and presents genuinely spacious accommodation throughout. New carpets and redecoration have recently been undertaken, making for a fresh neutral feel as soon as you enter which is consistent throughout the property. Both bedrooms are generous doubles, and the lounge is amongst the biggest we have seen. The lounge opens onto the private balcony which is the perfect spot to unwind of an evening or even enjoy a morning coffee. The flat is situated within proximity of Wallington station and high street and also comes with a garage. Chain free and available to view without delay!



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welcome to

Spencer Court Woodcote Road, Wallington

- GARAGE
- CHAIN FREE
- TOP FLOOR
- BALCONY
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: E

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

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105376 - 0003

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.

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Surrey, SM6 0AP



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