



**Belmont Road, Wallington SM6 8TB**



**welcome to**

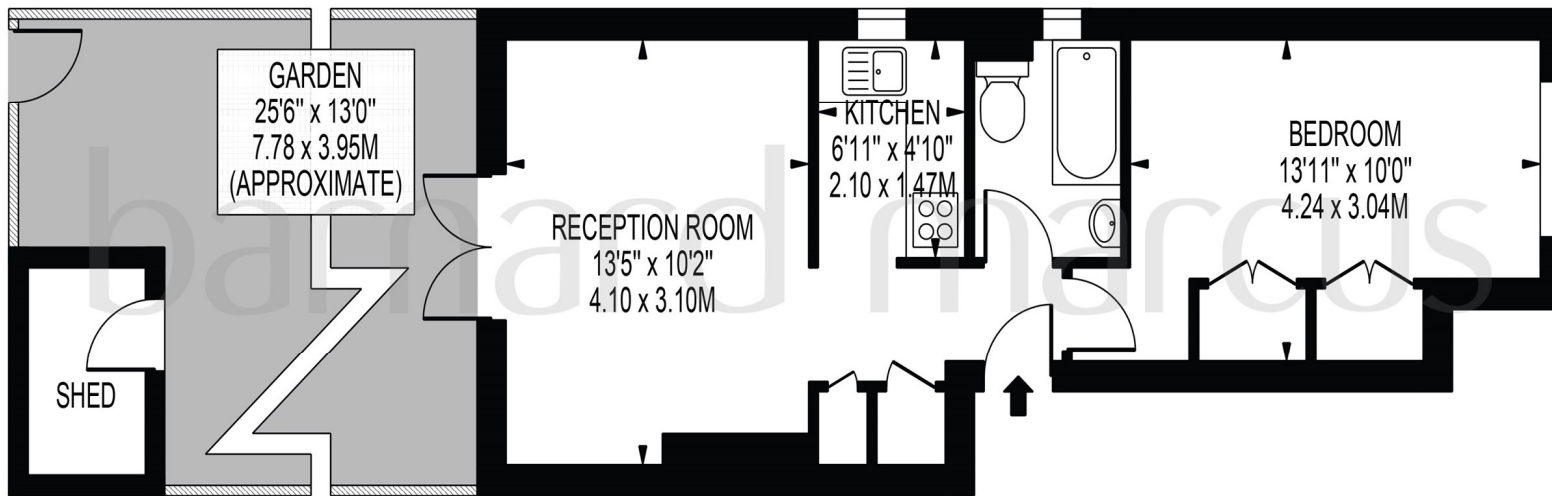
## **Belmont Road, Wallington**

As far as locations go, this is right up there! A fine example of a one bedroom ground floor garden flat presented in immaculate condition throughout. Set on ever popular Belmont Road, only a few moments from Wallington Station, this charming flat has been much improved by the current owner and is ready to move straight into and enjoy. You have a lovely lounge which is bright and spacious and leads onto the mature private garden. Furthermore there is a newly fitted kitchen, luxury bathroom and a sizeable double bedroom. The benefits do not stop there; the flat comes with an allocated parking space to the rear, has a brand new lease and is offered to the market with no upward chain. Call now to fully appreciate this lovely apartment which we feel would be perfect for a first time purchase!



# BELMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 392 SQ FT - 36.40 SQ M  
(EXCLUDING SHED)



## GROUND 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

## Belmont Road, Wallington

- NEWLY REFURBISHED
- ATTRACTIVE PERIOD BUILDING
- PARKING SPACE TO REAR
- LONG LEASE
- CHAIN FREE

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

**£260,000**



**view this property online** [barnardmarcus.co.uk/Property/WLG105816](https://www.barnardmarcus.co.uk/Property/WLG105816)



Property Ref:  
WLG105816 - 0009

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.

Please note the marker reflects the  
postcode not the actual property



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)**