



Salisbury House Melbourne Road, Wallington SM6 8SA

welcome to

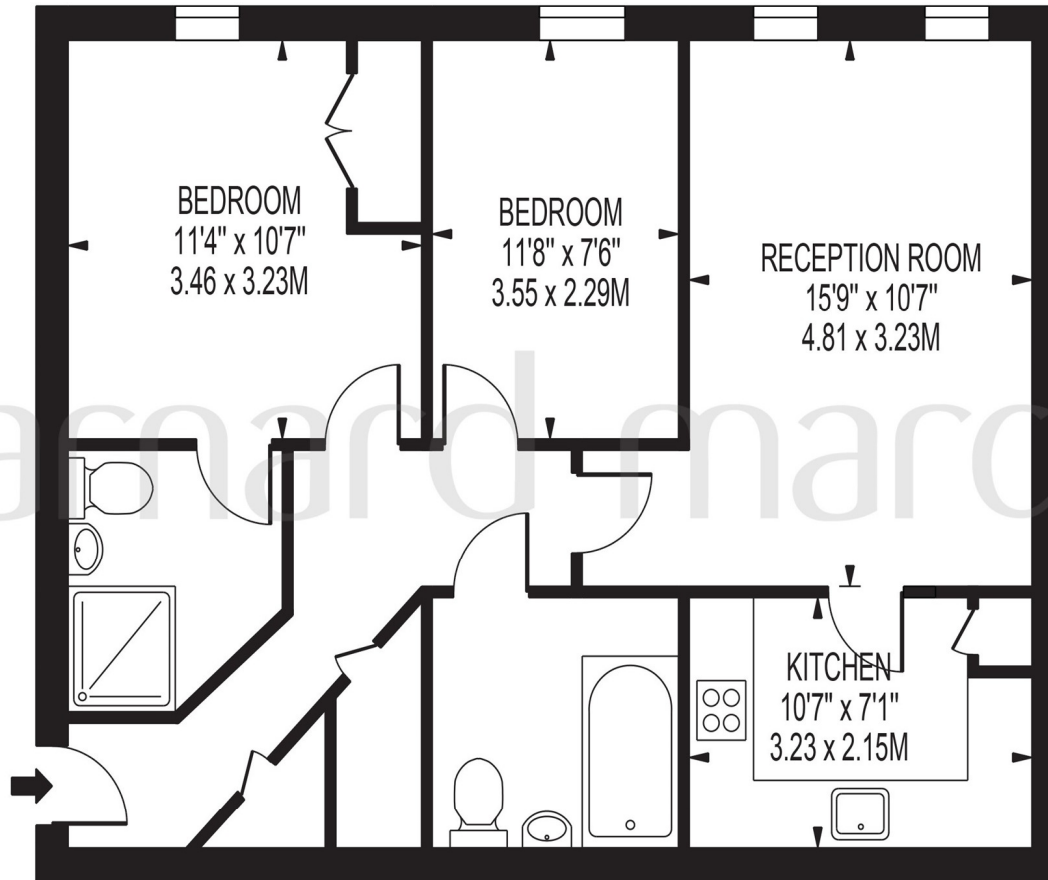
Salisbury House Melbourne Road, Wallington

Situated within the well-maintained and secure gated development of Salisbury House on Melbourne Road, this modern two-bedroom, two-bathroom second-floor apartment offers stylish and comfortable living in a highly convenient Wallington location. The property features a spacious and well-proportioned layout, comprising a bright open-plan living and dining area, a separate fitted kitchen, and two generous double bedrooms. The master bedroom benefits from its own en-suite shower room, while a second contemporary bathroom serves guests and the second bedroom. Further benefits include allocated parking and secure entry system- all within a peaceful residential setting just a short walk from Wallington High Street and mainline station, offering direct links to Central London.



SALISBURY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.26 SQ M



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

Salisbury House Melbourne Road, Wallington

- TWO BEDROOM SECOND FLOOR APARTMENT
- GATED DEVELOPMENT WITH SECURE PARKING
- TWO BATHROOMS
- LIFT ACCESS
- WATER RATES INCLUDED WITHIN SERVICE CHARGE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 440.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106156



Property Ref:
WLG106156 - 0004

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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