



Salisbury House Melbourne Road, Wallington SM6 8SA

welcome to

Salisbury House Melbourne Road, Wallington

Step into this bright and stylish two bedroom, two bathroom apartment, set within a popular gated development and offered chain free! Naturally light and spacious throughout, the standout feature is the large lounge/diner boasting a rare triple aspect - the perfect place to relax or entertain. Both bedrooms are generously sized, with the master complemented by a sleek ensuite. A large family bathroom and smart modern kitchen complete the impressive interior. Secure allocated parking and lift access add convenience, while the tranquil and private location ensures peace of mind. Perfectly positioned moments from Wallington Station, for an easy commute and local amenities on your doorstep! Offered chain-free, this stylish apartment is ready to move straight into.





welcome to

Salisbury House Melbourne Road, Wallington

- TWO BEDROOM BEDROOMS
- LARGE LOUNGE WITH TRIPLE ASPECTS WINDOWS
- STYLISH ENSUITE & FAMILY BATHROOM
- MOMENTS FROM WALLINGTON STATION
- CHAIN FREE

Tenure: Leasehold EPC Rating: B

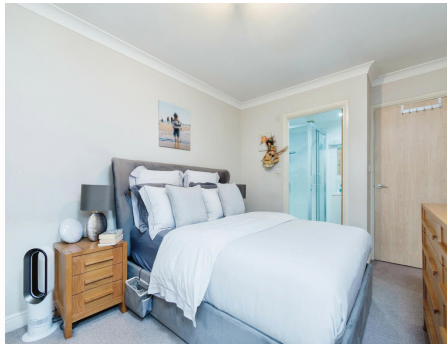
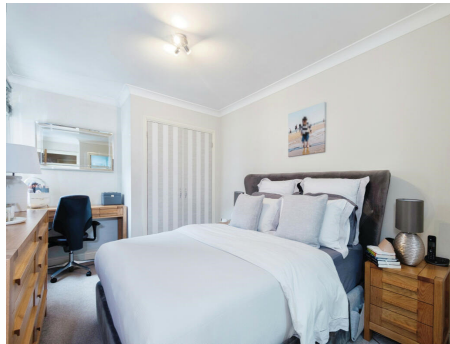
Council Tax Band: C Service Charge: 3276.00

Ground Rent: 446.00

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

£300,000



view this property online barnardmarcus.co.uk/Property/WLG106319



Property Ref:
WLG106319 - 0007

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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Please note the marker reflects the
postcode not the actual property