



**Cavendish Court, 15 Holmwood Gardens, Wallington, Surrey,  
Guide Price £125,000**

**A completely refurbished and beautifully presented one bedroom ground floor apartment, forming part of this select retirement development. The property benefits from a re modelled kitchen and bathroom and is situated in a quiet, yet, convenient location, close to Wallington town centre and train station.**



**\*Residents Lounge \*24hr on Call Support  
\*Laundry and On Site Manager  
\*Residents Lift**

---

**Front Door to:**

**Entrance Hall**

Built in cupboard, storage heater, panic alarm.

**Lounge - 17' 2" x 10' 6" (5.23m x 3.20m)**

Double glazed windows, storage heater.



**Kitchen - 8' 2" x 5' 9" (2.49m x 1.75m)**

Single drainer sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, built in oven and hob with extractor hood above, double glazed windows.

**Bedroom - 11' 6" x 9' 6" (3.50m x 2.89m)**

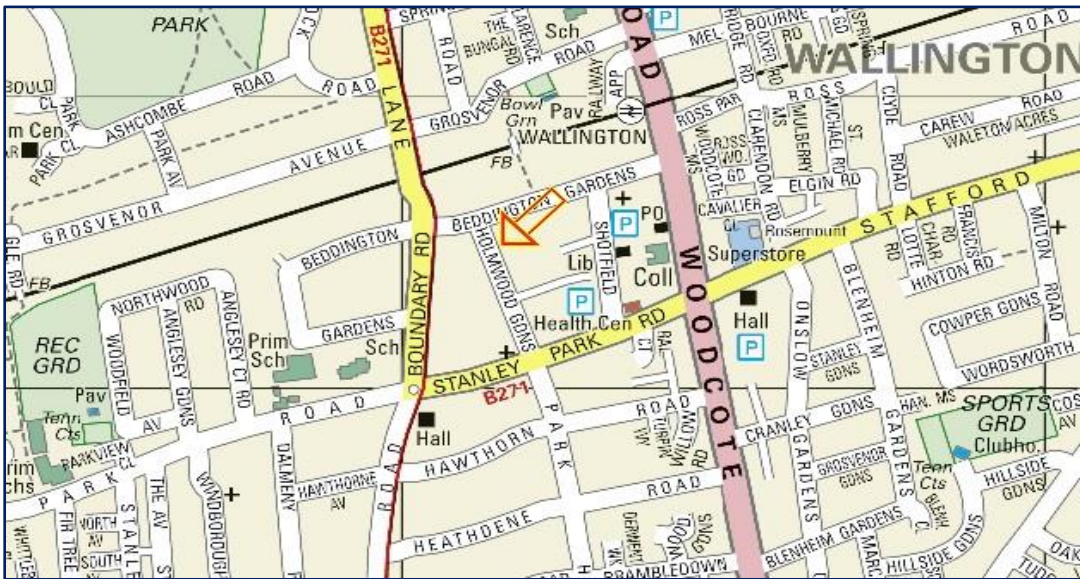
Double glazed windows, storage heater, built in wardrobe cupboards.

**Bathroom**

Fully tiled shower cubicle with wall mounted shower unit, wash hand basin, low level WC, towel radiator, extractor fan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	74   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**



**admin@cromwellscarshalton.com**



[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained