



# Cromwells

**Montagu Mansions, Montagu Gardens, Wallington**  
**Offers in Excess of £400,000**

**A rare opportunity to acquire this luxury ground floor apartment with its own rear garden and garage, the property has been finished to a high standard and offers spacious open plan living, with a 26ft lounge/kitchen area, as well as two double bedrooms, the property is ideally located in a popular road, and is close to local schools, shops and transport links.**



- \*Long Lease**
- \*Ground Floor Flat**
- \*Two Double Bedrooms**
- \*Garage and Parking Space**

**Entrance Hallway - 9' 0" x 2' 11" (2.74m x 0.89m)**  
Storage cupboard, door leading to:

**Open Plan Living Room/Kitchen - 26' 10" x 7' 10" (8.17m x 2.39m)**

This bright and airy open plan living area has ample space for both a seating area and dining area, storage cupboard and has the added benefit of bi-fold doors leading out onto your own stunning patio/garden area.



### **Kitchen**

Modern design kitchen has storage cupboards and drawers below the worktops which has an integrated stainless steel sink and drainer with mixer tap, even more wall mounted storage, integrated fridge and freezer, integrated oven and hob with extractor fan above, ceiling spotlights.

**Bedroom 1 - 15' 11" x 10' 1" (4.85m x 3.07m)**

Good sized double bedroom, carpet, ceiling spotlights, doubled glazed doors leading out onto your own patio area, door leading:

**Ensuite Shower Room - 4' 9" x 7' 2" (1.45m x 2.18m)**

Fully tiled walk in waterfall shower with detachable shower head, low level w/c and wash hand basin with storage above and below, part tiled walls and tiled flooring, extractor fan and double glazed window, chrome towel rail.

**Bedroom 2 - 13' 9" x 16' 9" (4.19m x 5.10m)**

Carpet, radiator

**Bathroom - 5' 6" x 7' 2" (1.68m x 2.18m)**

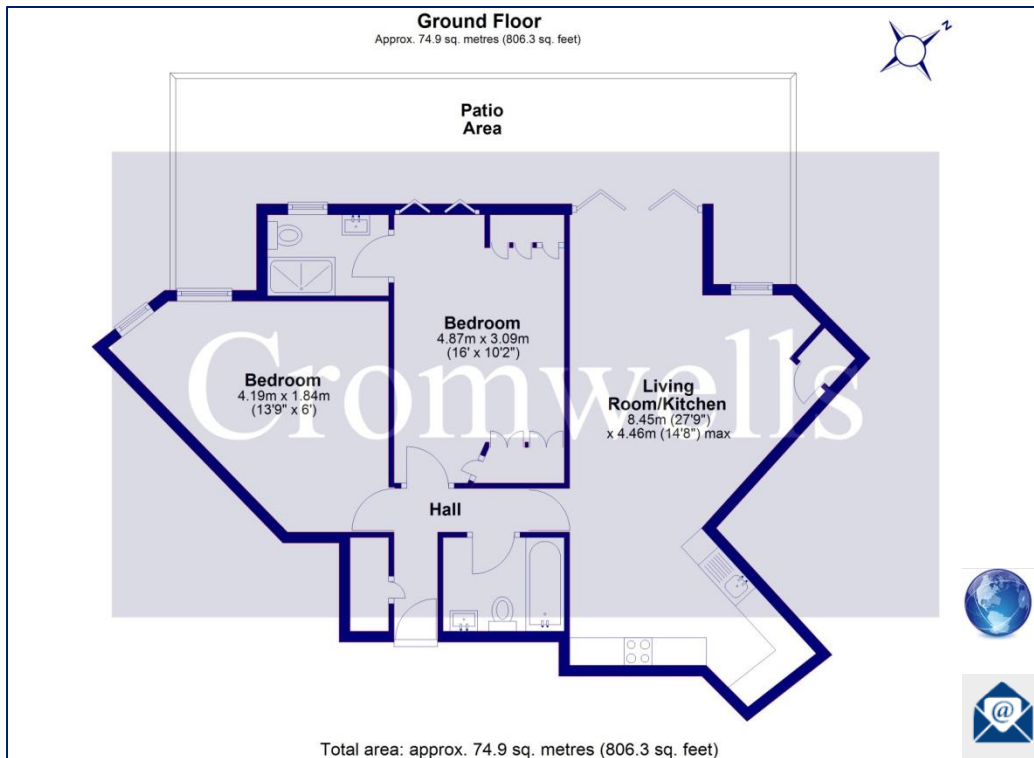
Modern 3 piece suite comprising of bath with overhead shower and shower screen, low level wc, wash hand basin with storage cupboard below, chrome towel rail

**Garden**

**Garage**

**Parking Space**





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



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

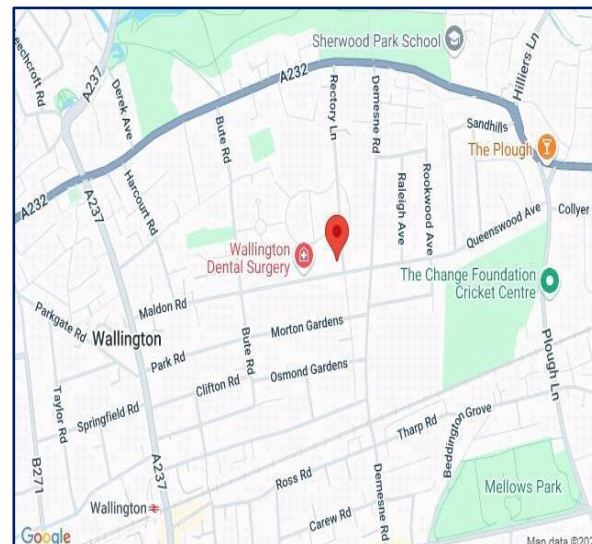


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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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