



12 Marlborough Court Cranley Gardens, Wallington, Surrey, SM6 9PG



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Guide price £125,000

Cromwells
ESTATE AGENTS



An immaculately presented one bedroom first floor flat available to over 60's, situated on the favoured South side of Wallington in a popular development built by McCarthy and Stone. This spacious flat has a modern and bright interior and has been recently upgraded with new carpets and flooring throughout. It has a favourable position to the rear of the building overlooking the communal garden, with a glazed door opening out to a Juliet balcony.

Marlborough Court is ideally situated close to Wallington town centre, with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and space of this superb property.

Accommodation

ROOM MEASUREMENTS (maximum measurements)

Living/Dining Room 21'3 x 10'4 (6.48m x 3.15m)

Kitchen 7'6 x 6'9 (2.29m x 2.06m)

Bedroom 17'2 x 10'5 (5.24m x 3.18m)

Shower Room 6'8 x 6'4 (2.03m x 1.93m)

Communal facilities available

Laundry Room

Communal Lounge

Lift Service

Guest suite

Development Manager onsite

24hr emergency call out warden assistance

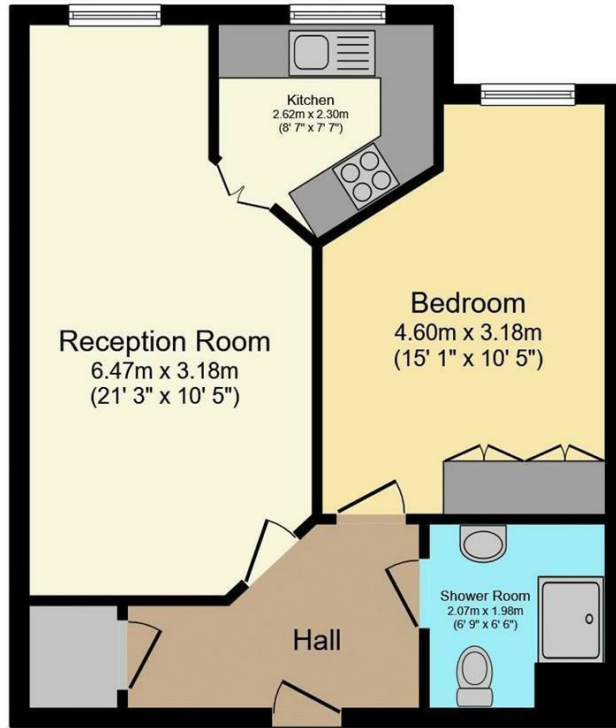
Private residents and visitors parking

Well-kept communal grounds

Every resident has access to a TV channel with video security system

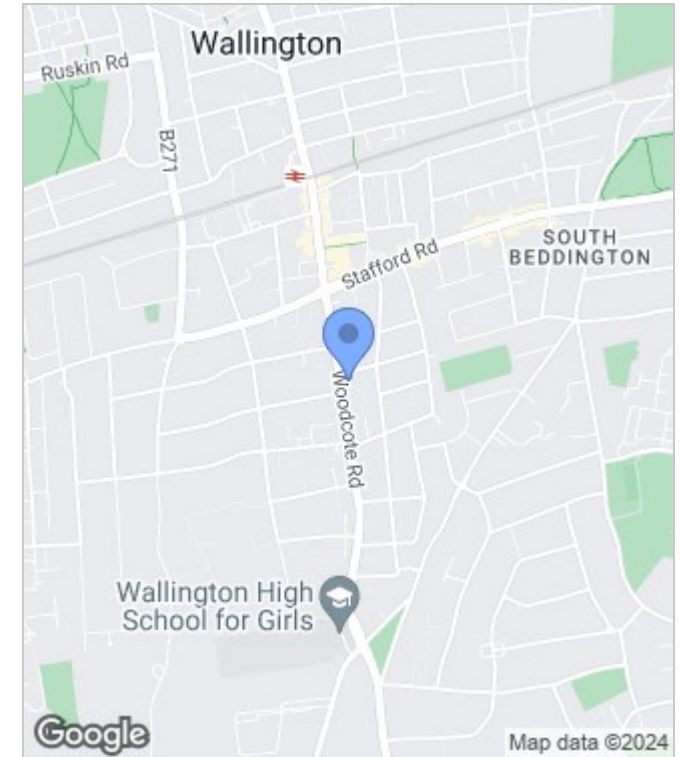


Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Area Map



Energy Performance Graph

