



12 Orchard Court Parkgate Road, Wallington, SM6 0AN



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Offers over £265,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this immaculately presented two bedroom top floor flat, which offers excellent room sizes, a long lease and no onward chain. Orchard Court is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only an 5 minute walk away with it's great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.

The property enjoys lovely panoramic views from the living room and bedrooms, and has a modern and bright interior with large windows allowing lots of natural light into the rooms. There is a modern bathroom and kitchen, a 17ft lounge/diner and two double bedrooms. This property must be viewed to appreciate the size and space of this superb property.

Accommodation

Security phone entry system, glazed door into communal hall. Stairs to 3rd floor

Front door into

Entrance Hall

Security phone entry system, wood flooring.

Bathroom

Modern suite comprising of panel enclosed bath with shower screen, Victorian style chrome taps with hand shower attachment, electric shower , enclosed WC, vanity wash hand basin with Victorian style chrome mixer tap and storage below, part tiled walls, tiled flooring, heated chrome towel rail.

Open plan Living Dining Room

Feature fireplace with brick surround, wood flooring, UPVC double glazed window to front aspect.

Bedroom One

Wood flooring, UPVC double glazed window to front aspect.

Bedroom Two

Wood flooring, UPVC double glazed window to front aspect.

Kitchen

Range of fitted cream gloss kitchen units and drawers with laminate worksurface, inset

stainless steel sink with chrome mixer tap, integrated oven and electric hob with chrome extractor hood above, space and plumbing for washing machine, wood flooring, space for tall fridge/freezer, built-in storage cupboards, UPVC double glazed window to side aspect.

Outside

Well-kept communal garden and grounds .

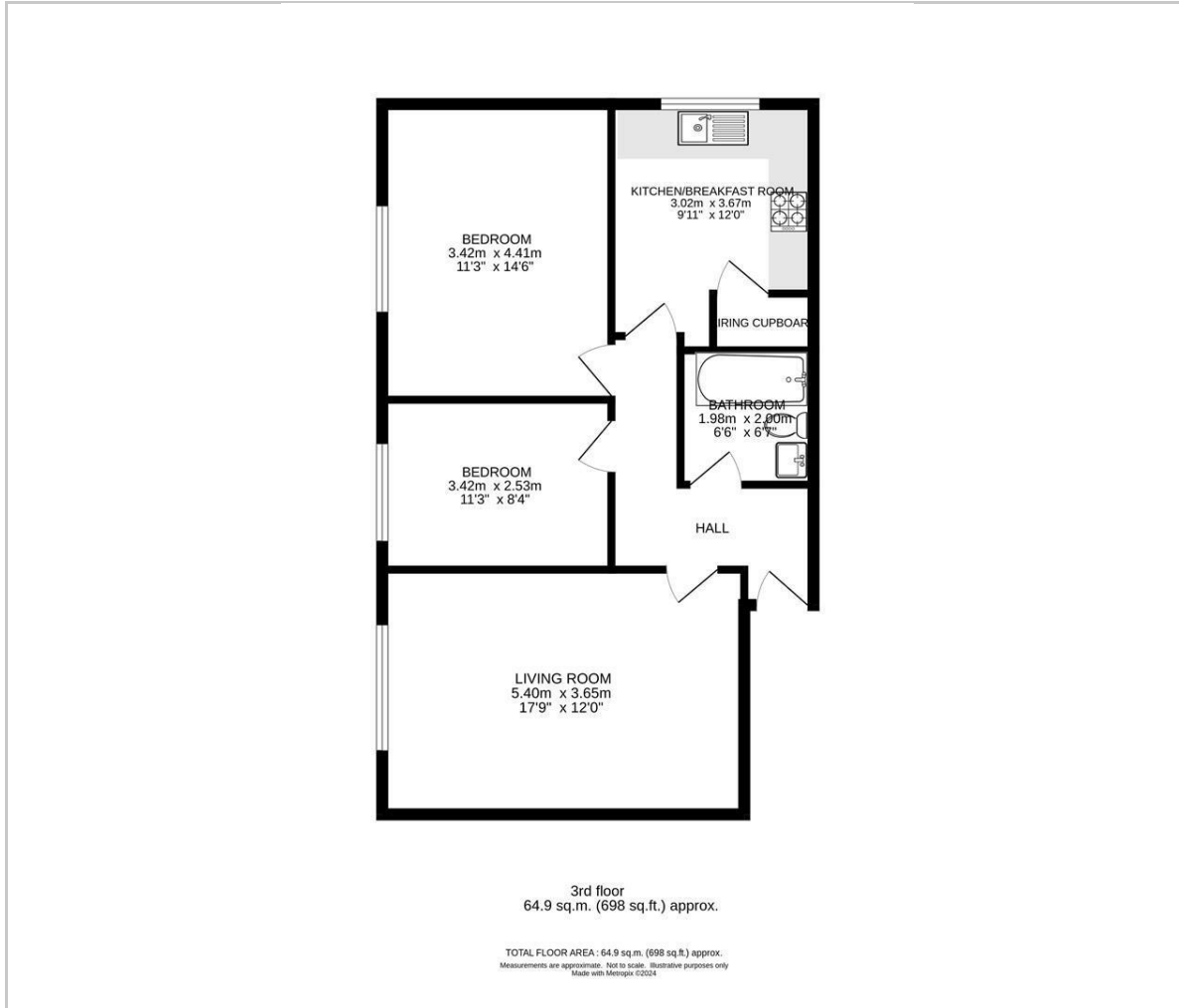








Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

