



Flat 13 Birdhurst Court Woodcote Road, Wallington, SM6 0PG



Guide price £325,000

**Cromwells**  
ESTATE AGENTS



**Flat 13 Birdhurst Court  
Wallington, SM6 0PG**

**Guide price £325,000**

Don't miss out on this delightful two bedroom ground floor flat with private balcony, offered with no onward chain. Situated in a prime South Wallington location close to the town centre with a great variety of transport links, shops and amenities available within easy walking distance. This spacious flat offers excellent room sizes with two double bedrooms, a welcoming reception room with direct access to the balcony, a well equipped modern kitchen, and a family bathroom.

Birdhurst Court is a well maintained development in a desirable location, with beautifully maintained communal gardens. The property comes with a garage en bloc and there is also unallocated residents parking available on a first come, first served basis.





## Accommodation

Security videophone entry system, door into communal hallway. Front door into

### Entrance Hall

Security videophone entry system, radiator, laminate flooring, built-in cupboard housing fuse board and meters, large built in storage cupboard.

### Open plan Reception Room

Wood herringbone flooring, radiator, double glazed window to rear aspect, double glazed door leading out to private balcony

### Private Balcony

Tiled patio area with pleasant views overlooking the communal gardens.

### Kitchen

Range of white gloss fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated 'Bosch' oven, 'Samsung' gas hob and extractor hood above, space and plumbing for washing machine, space for tall fridge freezer, wall mounted 'Valliant' boiler, radiator, tiled splashback, vinyl floor, double glazed window to front aspect.

### Bedroom One

Built-in wardrobe with sliding door, radiator, wood laminate flooring, double glazed window to rear aspect

### Bedroom Two

Built-in wardrobe with sliding doors, radiator, wood laminate flooring, double glazed windows to front and side aspect.

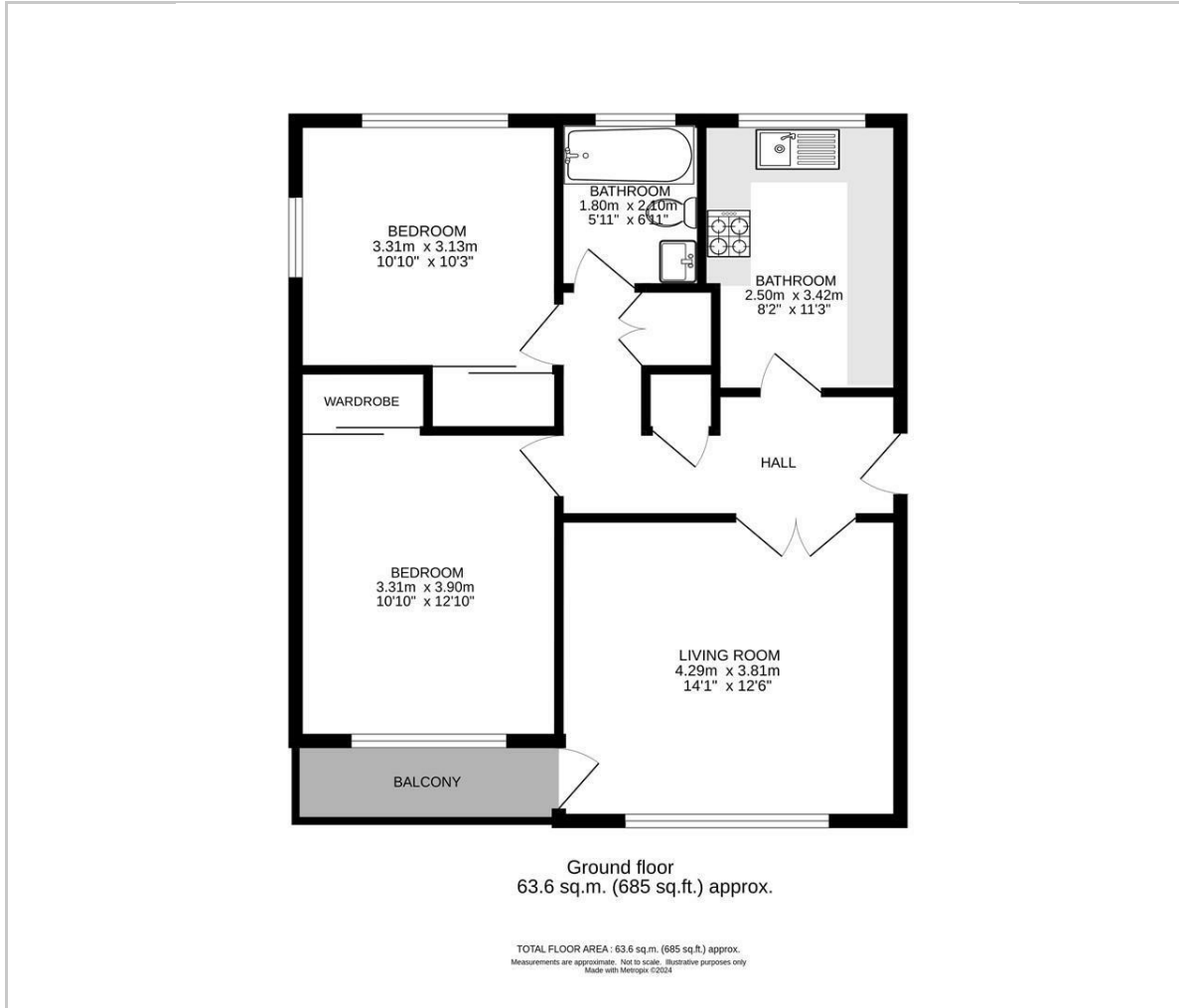
### Bathroom

Three piece suite comprising of panel enclosed bath with chrome mixer tap and shower head attachment, electric 'Triton' shower, WC, pedestal wash handbasin with chrome mixer tap, part tiled walls, radiator, vinyl floor, double glazed obscure window to front aspect.

### Outside

Well maintained communal garden and grounds, unallocated residents parking, garage en bloc.

## Floor Plan



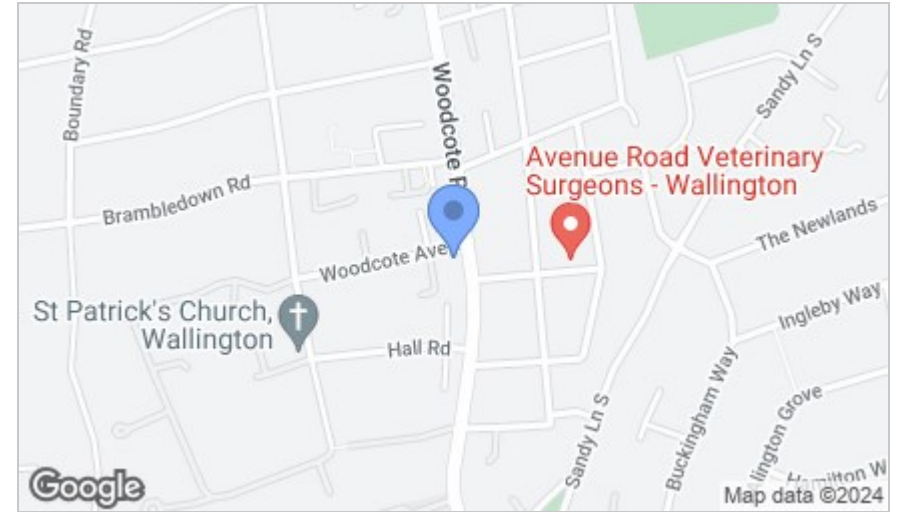
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	