



Flat 3 Hinton Court, 2a Hinton Road, Wallington, SM6 9AT



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Guide price £265,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 9AT

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**** Owner incentive of £2,000 towards service charges offered, subject to a suitable offer being agreed and successful completion of sale.****

Cromwells Wallington are pleased to offer this well presented two bedroom first floor flat, sold with the benefit with no onward chain. Situated in a small block of just four flats, this lovely apartment has a modern and bright interior and offers open plan living, two double bedrooms, and a contemporary kitchen and bathroom. Outside you have use of a well kept communal garden, plus residents permit parking on a first come first served basis.

Hinton Court is conveniently located in the heart of Wallington with easy access to Wallington High Street and all the facilities it has to offer. Wallington mainline train station is just a short walk away, plus numerous bus links serving Sutton, Croydon, Carshalton and Morden.



Accommodation

Security phone entry system, door into communal hallway.

Stairs to 1st floor, landing, front door into

Entrance Hall

Built-in cupboard with space and plumbing for washer/dryer, built in cupboard with water tank and immersion heater, electric heater, fitted carpet.

Open plan Living Dining Room and Kitchen

Electric heater, wood laminate flooring, double glazed window to rear aspect overlooking communal garden .

Kitchen Area

Range of modern cream fitted kitchen units and drawers, laminate work surface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven and





electric hob with extractor fan above, space and plumbing for washing machine, space for tall, fridge, freezer, tiled splashback.

Bedroom One

Electric heater, fitted carpet, double glazed window to rear aspect

Bedroom Two

Electric heater, fitted carpet, double glazed window to front aspect



Bathroom

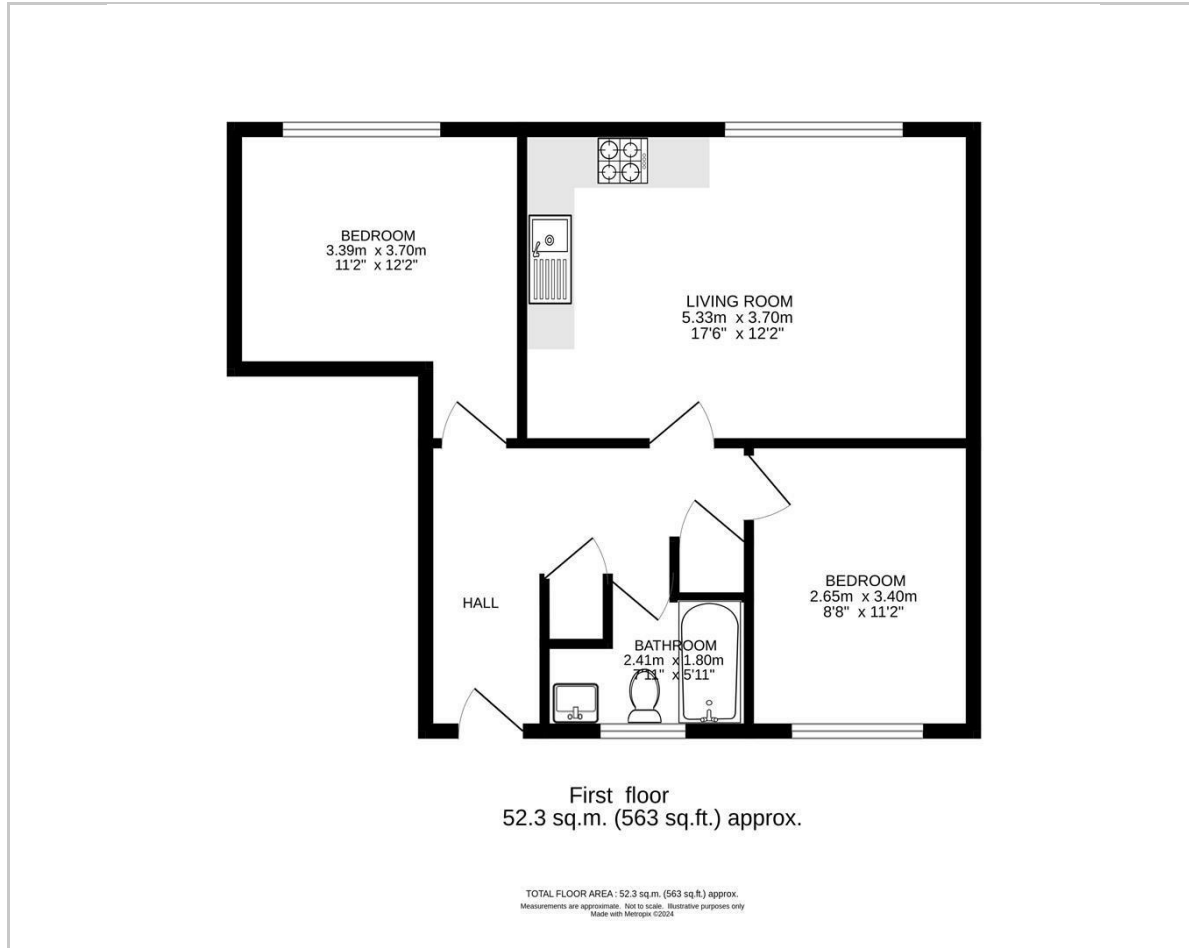
Panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash handbasin with chrome mixer tap and storage below, WC, mirrored wall mounted storage cabinet, heated chrome towel rail, extractor fan, tiled walls, and vinyl flooring, double glazed obscure window to front aspect

Outside

Unallocated residents permit parking, 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.

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

