

Flat 2, 9 Brambledown Road, Wallington, SM6 0TG



Guide price £250,000

Cromwells
ESTATE AGENTS





Don't miss out on this delightful one bedroom ground floor flat, conveniently 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 lovely flat has been lovingly maintained by the current owner with a modern and bright interior. It offers a good sized bedroom with fitted wardrobes, a spacious reception room, a well equipped kitchen, and a modern bathroom. The property also comes with a garage en bloc to the rear of the block.

Accommodation

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

double glazed obscure window to side aspect, anti slip vinyl flooring.

Entrance Hall

Two built-in cupboards, security phone entry system, wall mounted electric heater, laminate flooring

Living/Dining Room

Wall mounted electric heater, laminate flooring, double glazed, full-length window to front aspect, serving hatch into kitchen.

Bathroom

Modern suite consisting of shower cubicle with sliding glass door, electric 'Triton' shower, WC, pedestal wash handbasin with chrome mixer tap, extractor fan, heated chrome towel rail, tiled walls, anti slip vinyl flooring.

Outside

Garage en bloc
Well kept communal garden and grounds

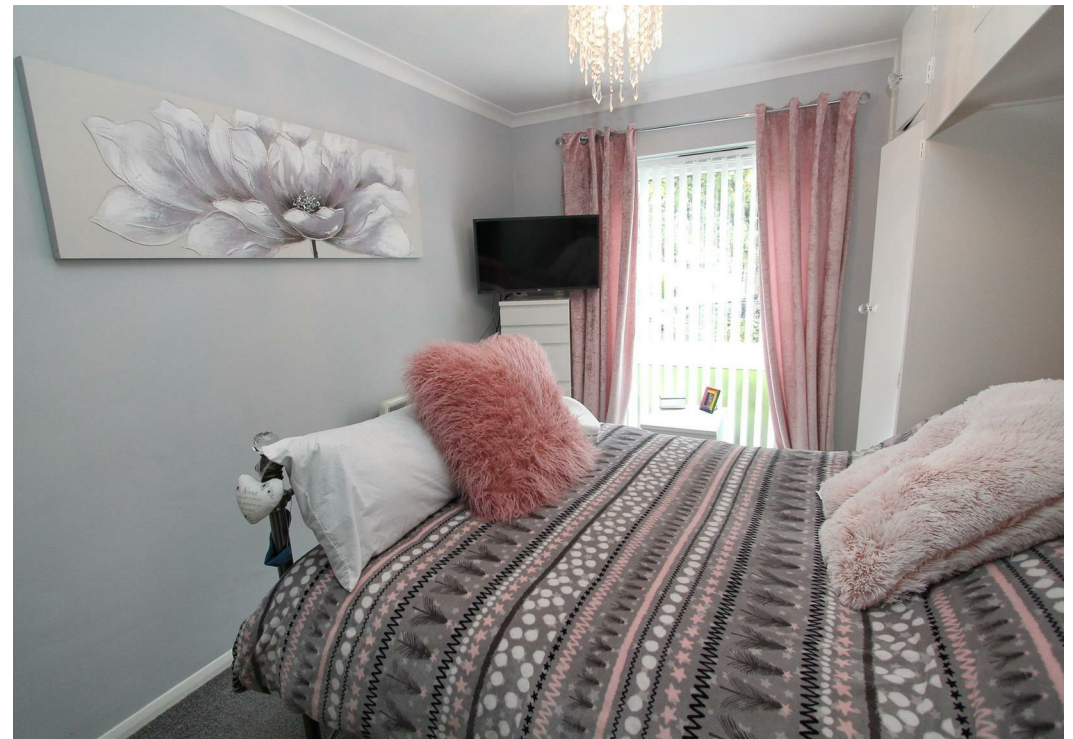
Bedroom

Range of built in cupboards and wardrobes, wall mounted electric heater, fitted carpet, double glazed full length window to front aspect.

Kitchen

Range of modern white gloss fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl sink with mixer tap, space for fridge freezer, cooker and washing machine, cupboard housing water tank, tiled splashback,

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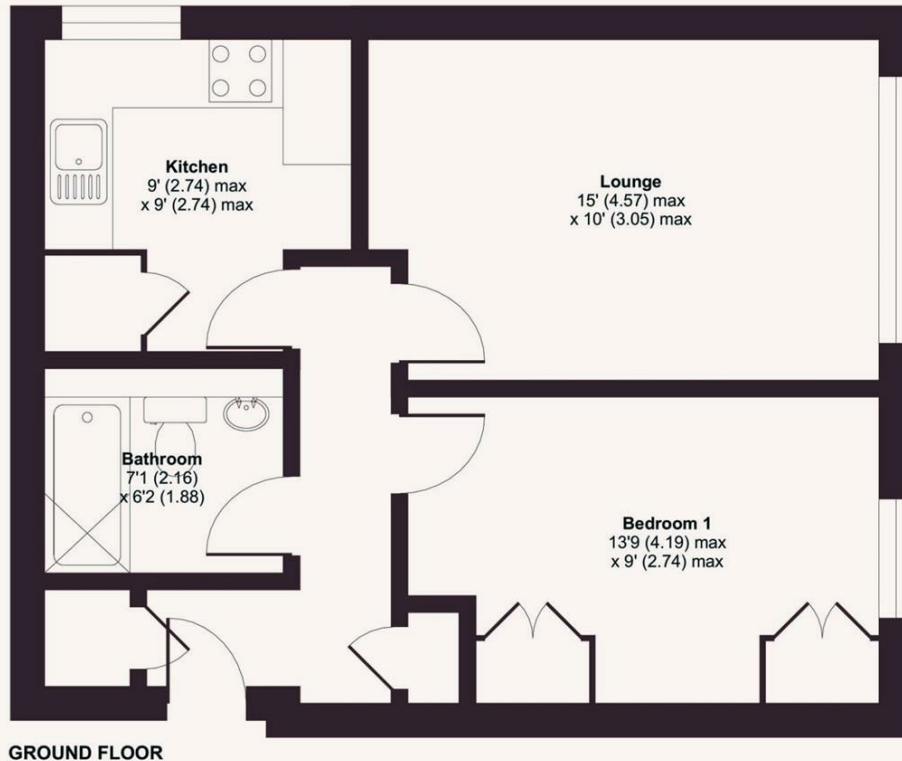


Floor Plans

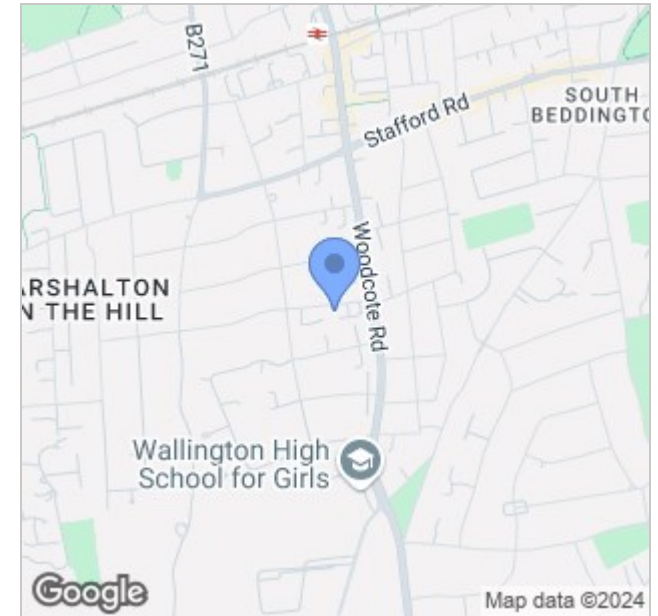
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Approximate Area = 474 sq ft / 44 sq m

For identification only - Not to scale



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	