



Flat 27 Bloxworth Close
Wallington, SM6 7NL
Offers over £300,000



Flat 27 Bloxworth Close

Wallington, SM6 7NL

Situated in a desirable modern development only moments away from Beddington Park is this superbly presented two bedroom first floor apartment. The property offers a large bright open plan living and dining room with a private balcony, a modern kitchen, a contemporary family bathroom and two good sized bedrooms. Outside there are beautifully kept communal grounds and allocated parking.

The property is well located for good schools, bus links and local green space. A viewing is recommended to appreciate this lovely property.

Owner is willing to consider issuing a Section 42 notice so the buyer can extend the lease on exchange of contracts. The most recent quote from the freeholder has been £6,945 + legal costs to extend the lease by 90 years. The property is priced to reflect this additional cost to the buyer to extend the lease on purchase.

Accommodation

Security phone entry system, door into communal hall. Stairs to 1st floor.

Front door into

Entrance Hall

Security phone entry system, storage cupboard, fitted carpet .

Bathroom

Modern refurbished bathroom with three-piece suite comprising of enclosed bath with mixer tap and rainfall shower, vanity wash hand basin with mixer tap, enclosed WC, tiled walls, vinyl floor,





extractor fan.

Bedroom One
Wardrobes with mirrored sliding doors, electric heater, fitted carpet, double glazed window to front aspect.

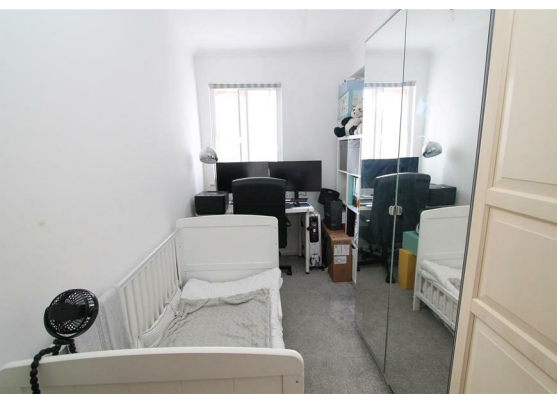
Bedroom Two
Fitted carpet, double glazed window to front aspect.

Living Dining Room
Electric heater, fitted carpet, window to side aspect and sliding double doors leading out to private balcony.

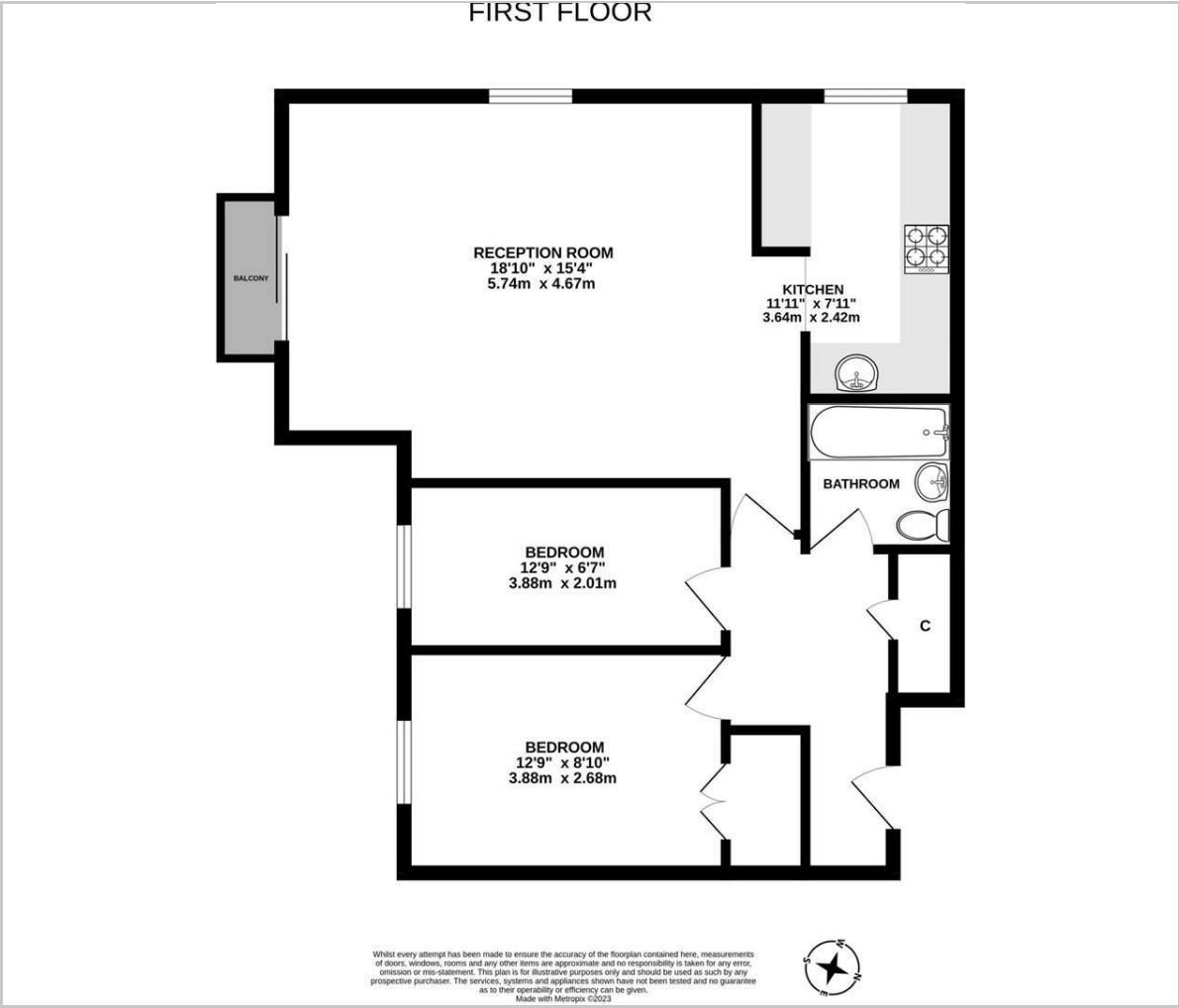
Kitchen
Range of contemporary grey fitted kitchen units and drawers with marble effect worksurface above, inset 1.5 bowl sink with mixer tap, integrated oven and gas hob with extractor hood above, space for washing machine, slimline dishwasher and tall fridge freezer, metro tiled splashback, vinyl floor, double glazed window to side aspect.

Outside
Allocated residents parking space, well kept communal garden and grounds.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan

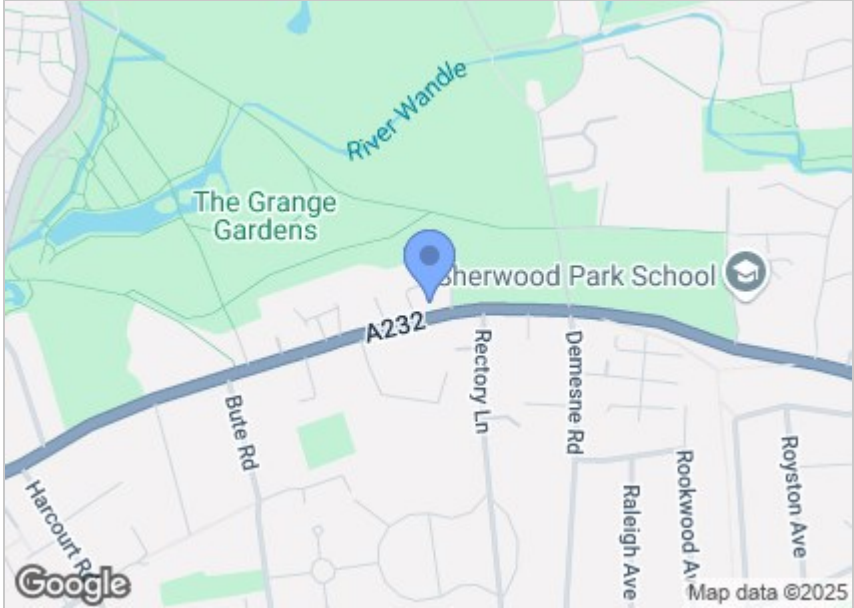


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

