



11 Chandler Court, Holmwood Gardens, Wallington, SM6 0HN



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Guide price £250,000

Cromwells
ESTATE AGENTS





Cromwells Wallington are delighted to offer this STUNNING refurbished one bedroom apartment, located in a sought after block in central Wallington, close to an abundance of shops, transport links and local amenities.

The property has been refurbished to a high standard, including a luxury modern kitchen and bathroom, as well as benefitting from a long lease, allocated parking and no onward chain.

Accommodation

Security entry phone system and door to..

Communal entrance

Stairs to 2nd floor landing (Top floor)

Wooden front door to..

Entrance hall

Wood flooring, coved ceiling, loft access, wall mounted digital thermostat, wall mounted entry phone.

Lounge/diner

UPVC double glazed window to rear aspect, two double panel radiators, wood flooring.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, quartz effect worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, breakfast bar area, integrated washing machine and dishwasher, tiled splash back, wood flooring, UPVC double glazed window to rear aspect, heated chrome towel rail, cupboard housing "Worcester" boiler.

Bedroom

Large Velux window to front aspect, two built-in storage cupboards/wardrobe space, double panel radiator, wood flooring.

Bathroom

Luxury modern suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, tiled flooring, tiled walls, heated chrome towel rail, Velux window to front aspect.

Outside


Allocated parking and well kept communal grounds.

BUYER'S INFORMATION

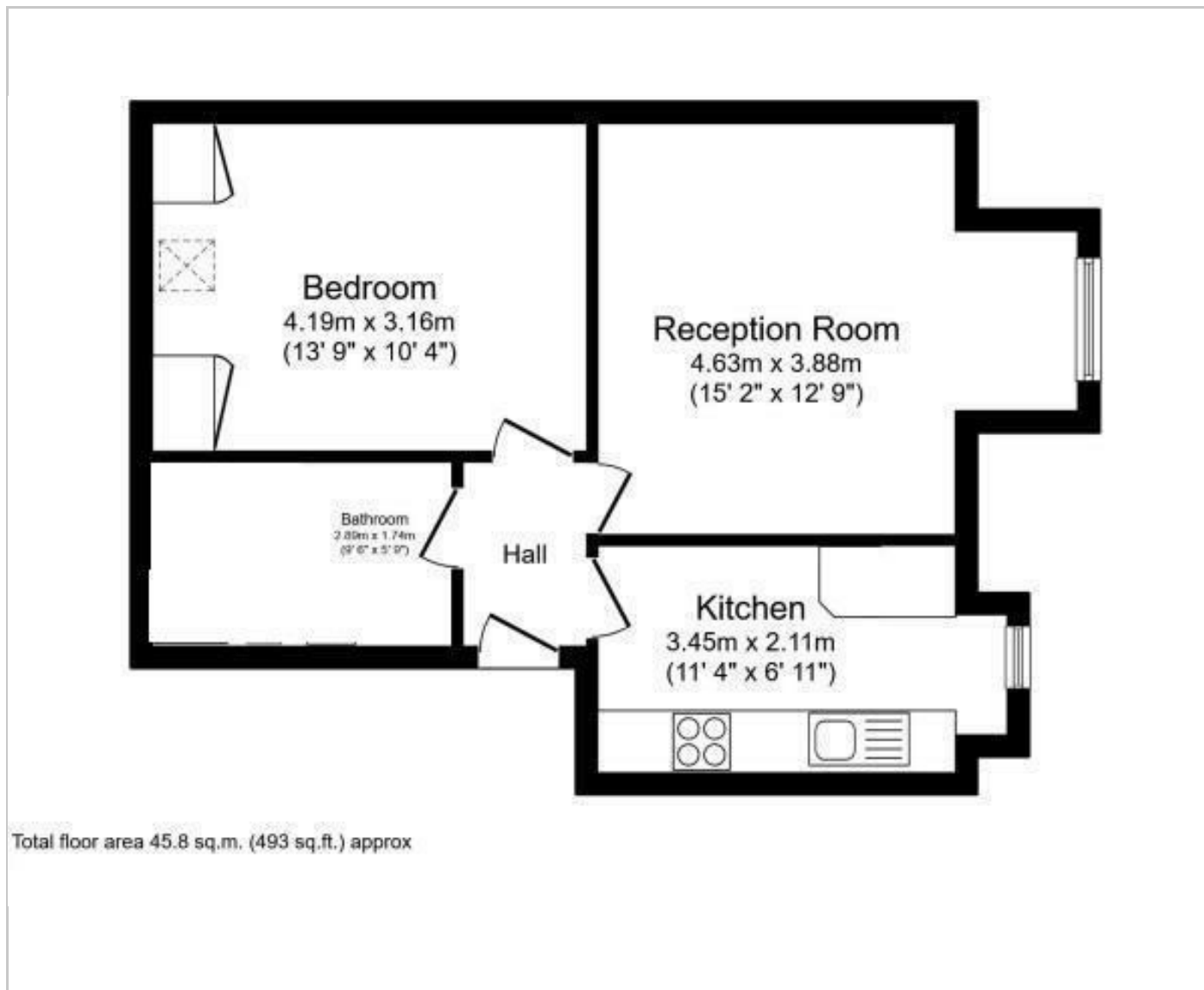
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Floor Plans



Area Map

