



10 Chandler Court, 7 Holmwood Gardens, Wallington, SM6



Guide price £305,000

Cromwells
ESTATE AGENTS



7 Holmwood Gardens Wallington, SM6 0HN

Guide price £305,000

A chance to acquire a spacious and well presented two bedroom first floor apartment, situated in a prime central Wallington location. An ideal purchase for first time buyers and investors alike!

This lovely property has a modern and bright interior and offers spacious room sizes with a 22ft reception room, two well proportioned bedrooms, a modern bathroom and well equipped kitchen. There is also the benefit of a security phone entry system, double glazing throughout and a long lease. Outside there is a garage en bloc and a beautifully kept garden and communal grounds.

Chandler Court is ideally located to be close to Wallington town centre and train station with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and space of this superb property.





Accommodation

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

Entrance Hall

Security phone entry system, laminate flooring, two built in storage cupboards.

Bedroom One

Built in wardrobe, radiator, double glazed window to front and side aspect, fitted carpet

Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect

Bathroom

Three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, tiled walls, vinyl flooring, extractor fan.

Open Plan Living Dining Room

Radiators, fitted carpet, double glazed window to side aspect.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1.5 bowl sink with chrome mixer tap, integrated oven, gas hob and extractor fan above, space for undercounter fridge, freezer, and washing machine, 'Valliant' combination boiler, tiled splashback, double glazed window to side aspect, laminate flooring.

Outside

Garage en bloc

Beautifully maintained communal garden

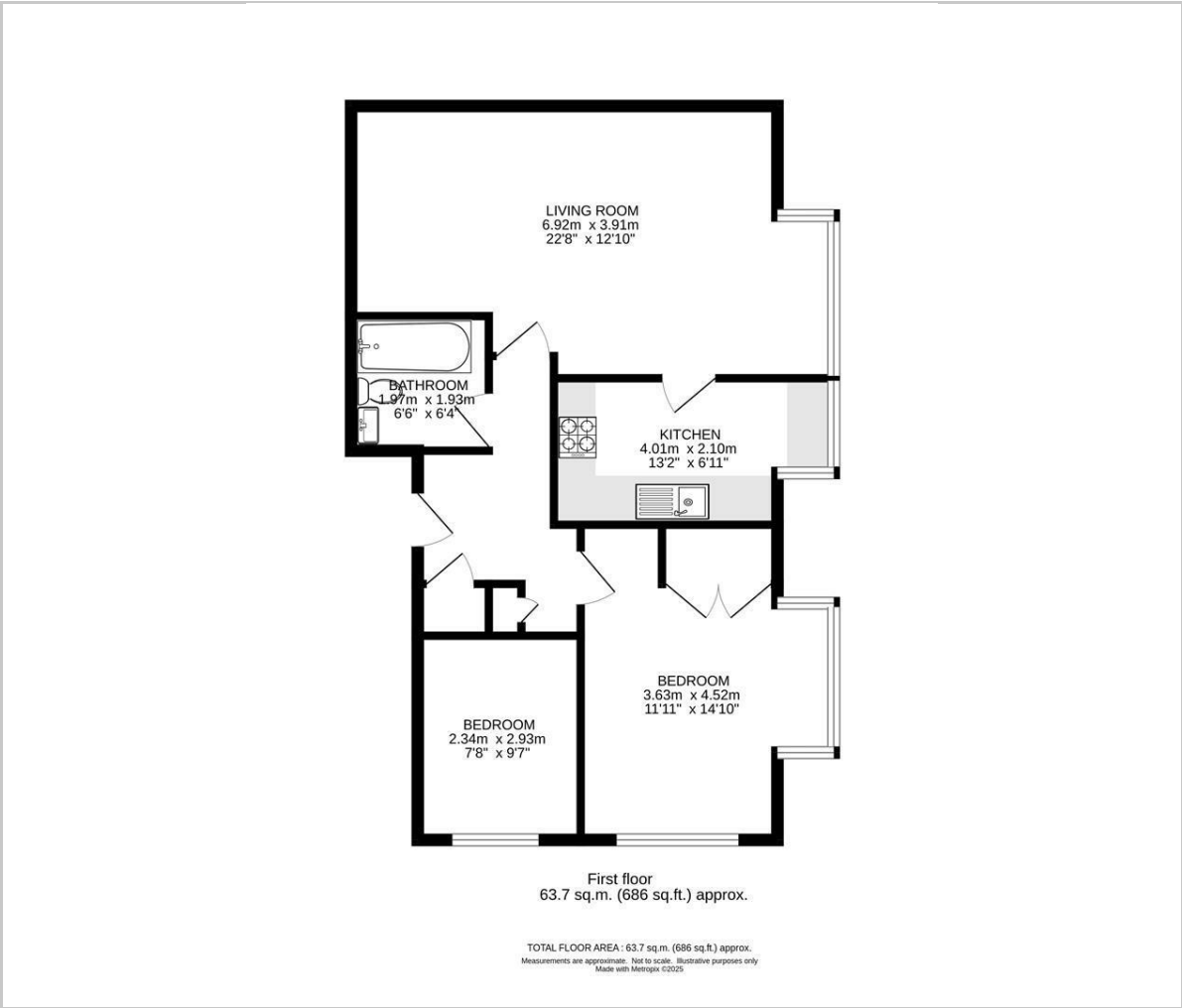
Residents parking on a first come first served basis.

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

