



11 Melrose Tudor Plough Lane

Wallington, SM6 8LR

Guide price £270,000





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A spacious and well presented two double bedroom second floor flat with the benefit of NO ONWARD CHAIN and SHARE OF FREEHOLD. Situated in a desirable location close to Mellows Park, good schools, and within easy walking distance to shops and transport links. The property has been recently redecorated by the current owner and offers a modern and bright interior, gas central heating, double glazing and a large communal garden.

### Accommodation

Security phone entry system, door into communal hallway. Stairs to the second floor, front door into

#### Entrance Hall

Security phone entry system, fitted carpet, built in cupboard, radiator

#### Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob, extractor fan above, tiled splashback, vinyl flooring, double glazed window to side aspect, radiator

#### Living Room

Feature fireplace, radiator, fitted carpet, double glazed windows to side and rear aspect

#### Bedroom One

Radiator, fitted carpet, built-in cupboard housing boiler, double glazed windows to side and rear aspect.

#### Bedroom Two

Radiator, fitted carpet, double glazed leaded light window to side aspect

#### Bathroom

Panel enclosed bath with chrome mixer tap and showerhead attachment, WC, pedestal wash hand basin with taps, built-in shelving,







part tiled walls, radiator, vinyl flooring, double glazed window to side aspect

#### Outside

Shared storage room (with Flat 12) with plumbing for washing machine

Communal garden and well-kept communal grounds

#### ROOM MEASUREMENTS (APPROXIMATE MAXIMUM MEASUREMENTS)

LIVING ROOM 14' 3" x 12' 8" (4.34m x 3.86m)

KITCHEN 9' 1" x 7' 5" (2.77m x 2.26m)

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

BEDROOM TWO 11' 1" x 10' 9" (3.38m x 3.28m)

BATHROOM 8' 5" x 5' 11" (2.57m x 1.8m)

#### 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

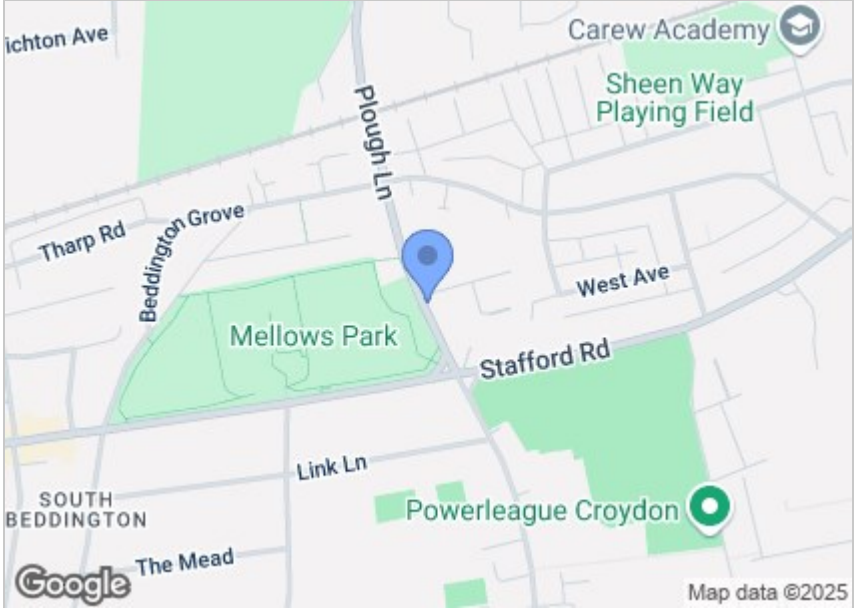


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

