



2 Barclay Court, 117 Sandy Lane North, Wallington, SM6 8LA



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Guide price £260,000

Cromwells
ESTATE AGENTS



2 Barclay Court, 117 Sandy Wallington, SM6 8LA

A great opportunity to own a larger than average one bedroom ground floor flat with pleasant outlook across Mellows Park and direct access to the communal garden. Ideally located for those looking to be close to bus links and local shops, this would suit first time buyers or investors alike.

This lovely property has a modern and bright interior throughout, and offers a fantastic sized open plan living dining room with French doors leading out to the communal garden. There is also a spacious bedroom with fitted wardrobes, a modern well equipped kitchen, residents parking and gas central heating. Barclay Court is a small development of just six spacious flats, some of which have been converted to two bedroom dwellings. It benefits from a great location opposite Mellows Park, with shops and amenities easy accessible. For those looking to travel into London, Wallington train station is within easy walking distance. This flat must be viewed to appreciate the size and space this superb property has to offer.

Accommodation

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

Entrance Hall

Panelled radiator, storage cupboard, fitted carpet, security phone entry system.

Living Dining Room

Gas fireplace with brick surround, coved ceiling, dado rail, fitted carpet, UPVC double glazed window to front aspect, radiator, UPVC double glazed French doors leading out to communal garden.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for fridge, freezer, space and plumbing for washing machine, tiled





splashback, tiled flooring, UPVC double glazed window to rear aspect, wall mounted combination boiler.

Bedroom

Built-in wardrobes with mirrored sliding doors, radiator, fitted carpet, coved ceiling, double glazed UPVC window to front aspect.

Bathroom

Modern three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, heated chrome towel rail, part tiled walls, vinyl floor, UPVC obscure double glazed window to front aspect .



Outside

Allocated residents parking, well kept communal garden and grounds.

Room Measurements (Maximum measurements)

Living Room: 23'8 x 11'10 (7.22m x 3.61m)

Kitchen: 9'10 x 6'6 (3.00m x 1.98m)

Bedroom: 15'05 x 10'9 (4.5m x 3.05m)

Bathroom: 7'7 x 5'0 (2.31m x 1.53m)

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

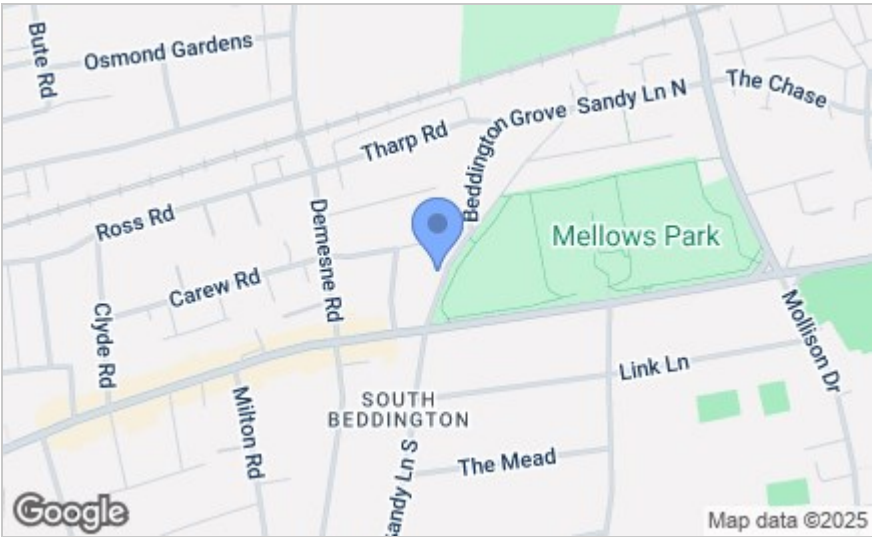


Viewing

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

