



30 Charlotte Road, Wallington, Surrey, SM6 9AX



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Guide price £215,000

Cromwells  
ESTATE AGENTS







Don't miss out on this well presented one bedroom top floor flat (second floor), sold with the benefit with no onward chain. This lovely property offers spacious room sizes, gas central heating, allocated parking and a new lease on completion. Perfect for first time buyers or investors alike!

Charlotte Road is conveniently located in the heart of Wallington with easy access to Wallington High Street and all the facilities it has to offer. Wallington mainline train station is just a short walk away, plus numerous bus links serving Sutton, Croydon, Carshalton and Morden

#### Accommodation

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

Front door into.....

#### Entrance Hall

Two built in cupboards, security phone entry system, fitted carpet.

#### Bedroom

Built in wardrobes, radiator, double glazed window to rear aspect, fitted carpet.

#### Bathroom

Three piece suite comprising of panel enclosed bath with shower screen, and chrome mixer tap with shower head attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, tiled walls and flooring.

#### Reception Room

Radiator, fitted carpet, double glazed full length window to rear aspect.

#### Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, space for cooker, washing machine and fridge freezer, wall mounted boiler, tiled walls, double glazed window to side aspect.

#### Outside


Allocated residents parking,  
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

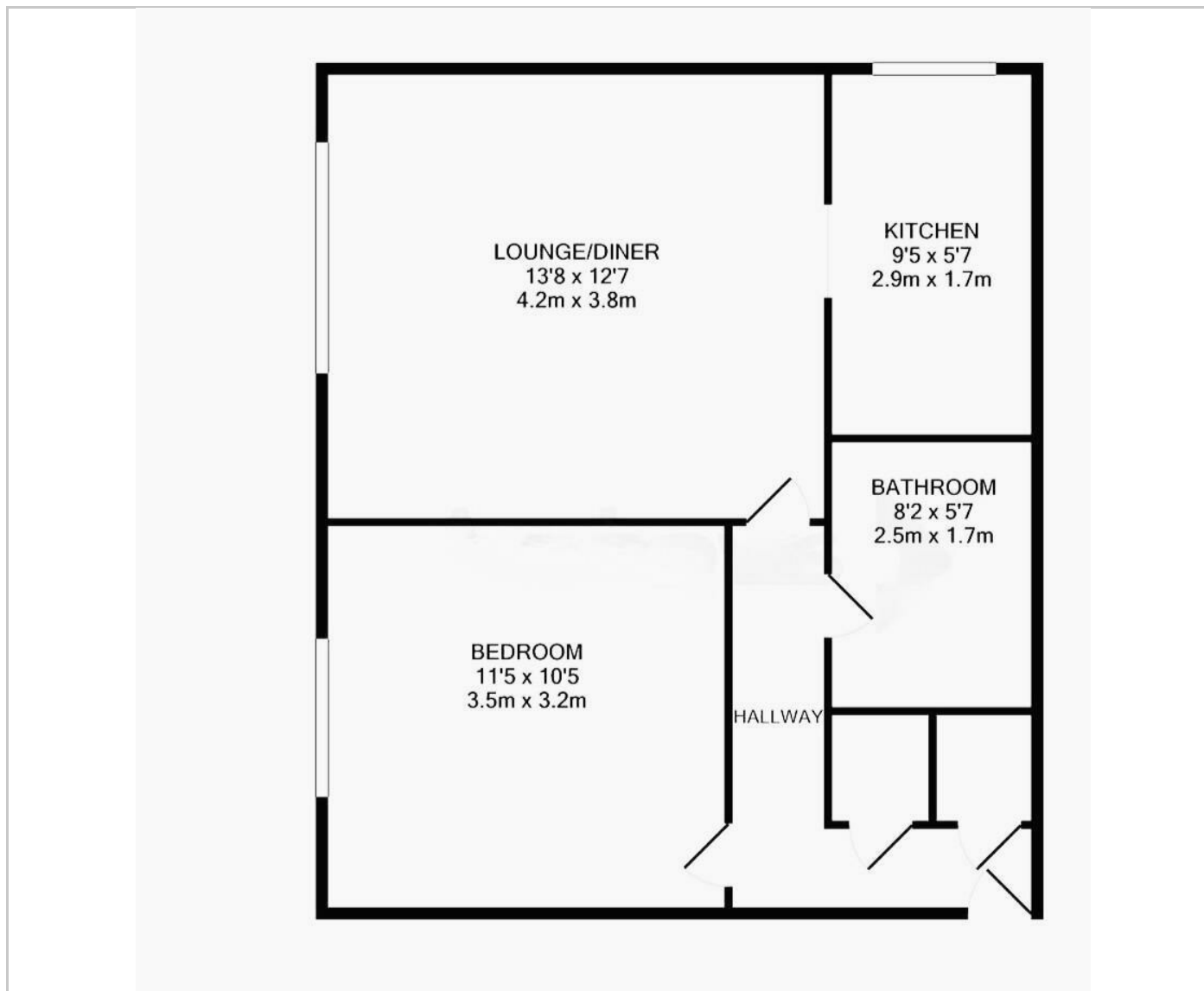
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



## Floor Plans



## Area Map

