



Flat 20, Marlborough Court Cranley Gardens  
Wallington, SM6 9PG  
Auction Guide £100,000



# Flat 20, Marlborough Court Cranley Gardens Wallington, SM6 9PG

Being sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid £100,000

Nestled in the charming area of Cranley Gardens, Wallington, this delightful two-bedroom retirement flat available to those over 60, offers a wonderful opportunity for those seeking a comfortable and convenient living space.

The property features two well-proportioned bedrooms, a spacious open plan reception room with Juliet balcony, a well equipped kitchen and a bathroom with a large shower. Residents can also enjoy the communal facilities, including a beautifully maintained garden with outdoor seating area and a large lounge area, which serve as excellent spaces for socialising and connecting with neighbours.

Conveniently located close to Wallington High Street, this property is within easy reach of local shops and bus links, making it an ideal choice for those who value accessibility and community living. With a little updating, this lovely flat has the potential to become a truly wonderful home.

## Accommodation

Front door into

### Entrance Hall

Built-in cupboard housing water cylinder and fuse board, security phone entry system, emergency pull cord.

### Bathroom

Shower cubicle with sliding door, 'Aqualisa' shower, WC, vanity wash handbasin with chrome taps and storage below, heated chrome towel rail, extractor fan, electric heater, tiled walls, vinyl flooring.

### Bedroom One

Built-in wardrobe with mirrored sliding doors, electric heater, fitted carpet, double glazed





window to front aspect, emergency pull cord

**Bedroom Two**  
Electric heater, fitted carpet, double glazed obscure window to side aspect, emergency pull cord.



**Open plan Living Dining Room**  
Electric heater, fitted carpet, double glazed windows and door with Juliet balcony, emergency pull cord.

**Kitchen**  
Range of fitted kitchen units and drawers, inset sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for washing machine and undercounter fridge freezer, tiled splashback, electric heater, vinyl flooring, double glazed window to front aspect, emergency pull cords

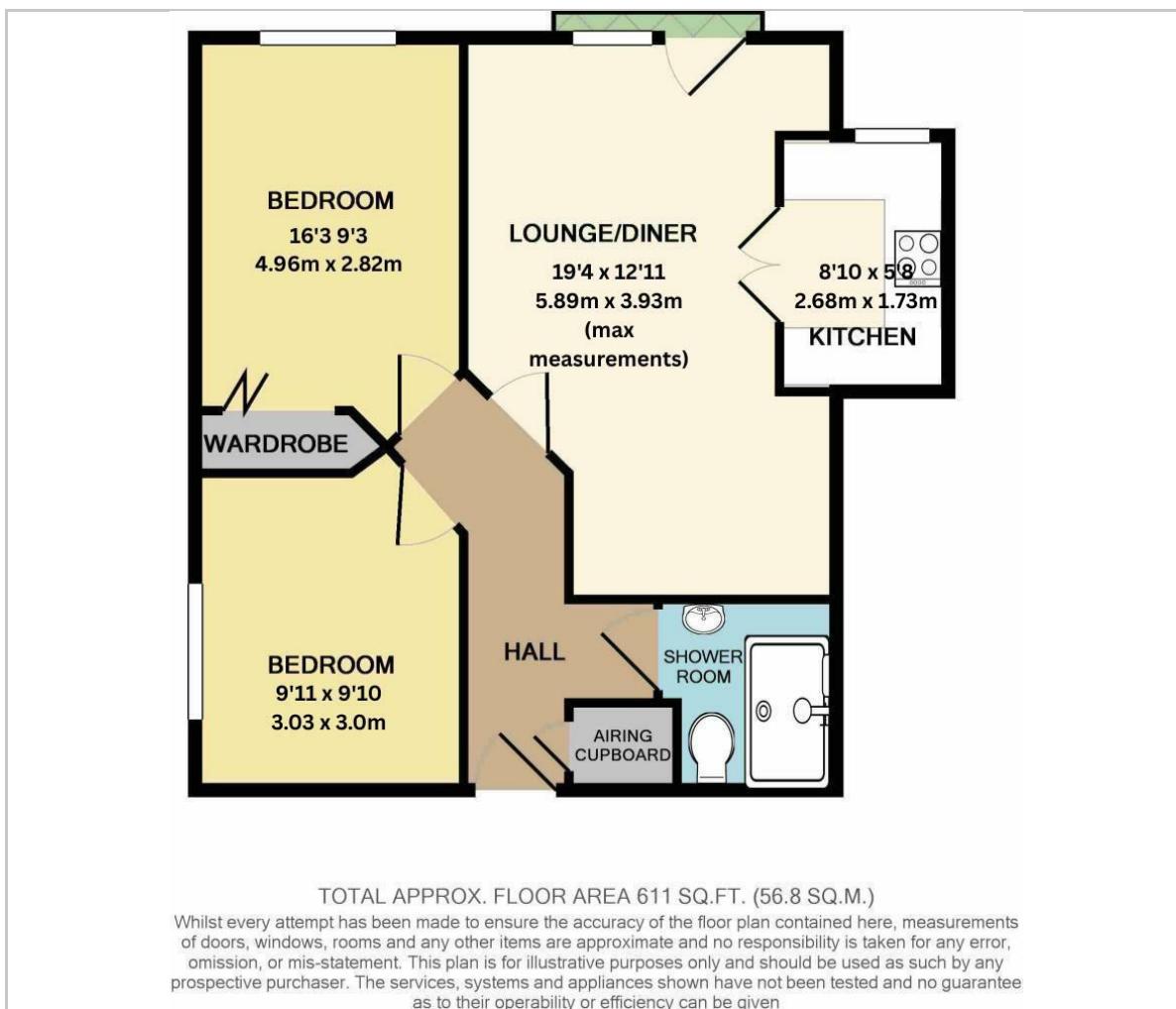


**Communal Facilities**  
**Laundry Room**  
**Communal Lounge and Kitchenette**  
**Guest Suites**  
**Development Manager on site 5 days a week**  
**24hr emergency call out warden assistance**  
**Private residents and visitors parking**  
**Well-kept communal grounds**  
**Every residence has access to a TV channel with video security system**

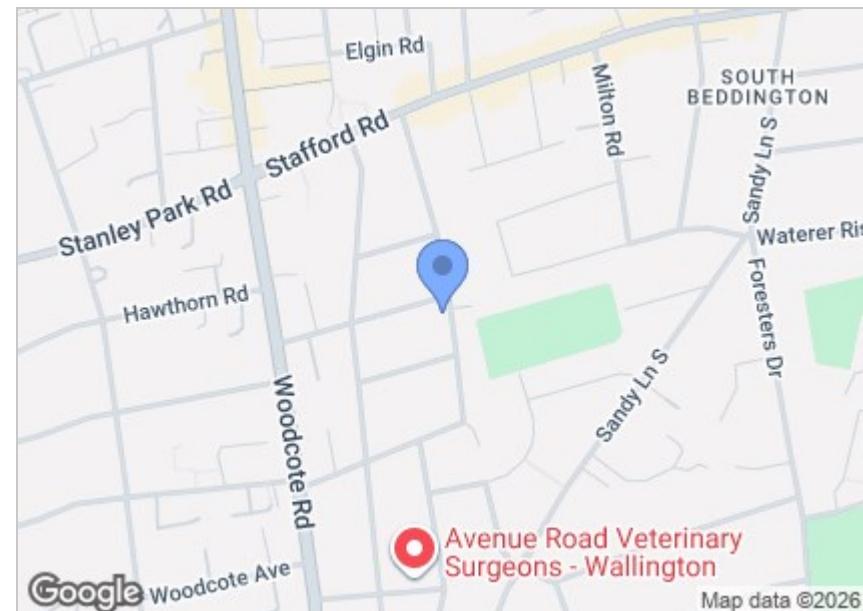


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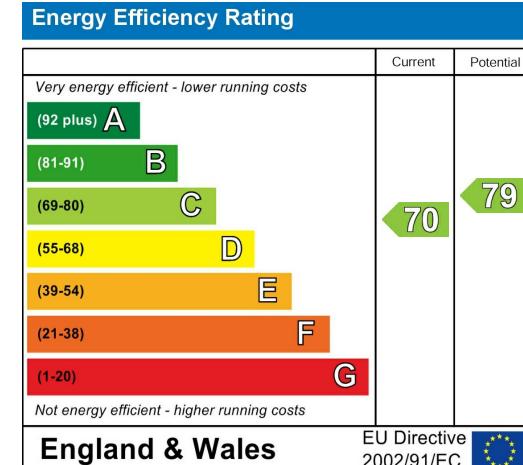
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.