



Flat 20, Marlborough Court Cranley Gardens

Wallington, SM6 9PG

Auction Guide £100,000



Flat 20, Marlborough Court Cranlev 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

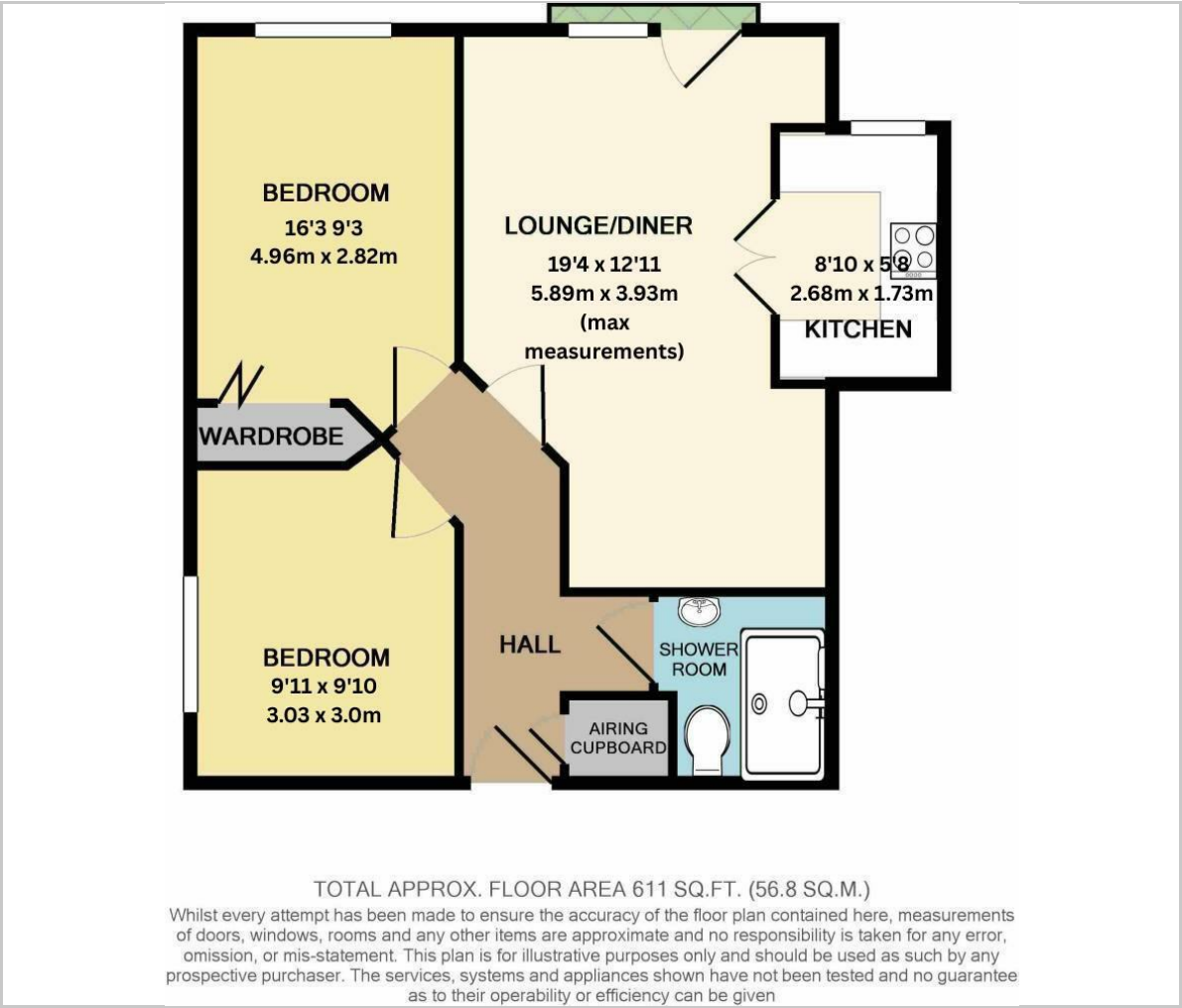
Every residence has access to a TV channel with video security system

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

