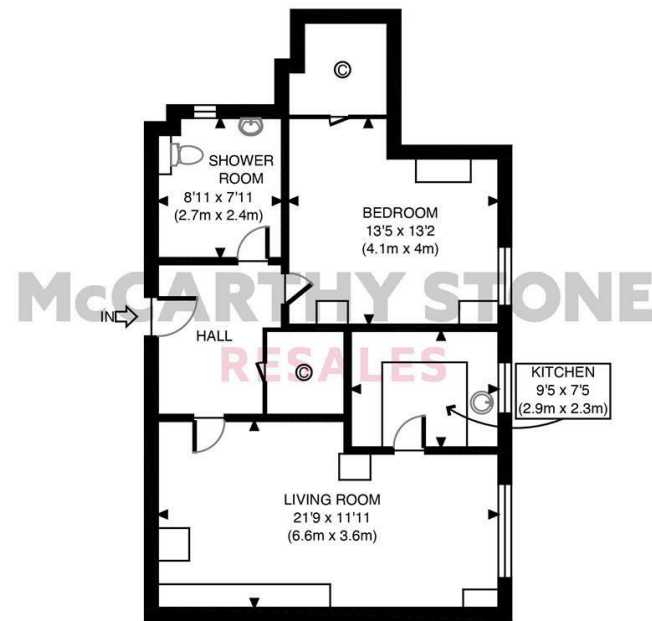


McCARTHY STONE RESALES

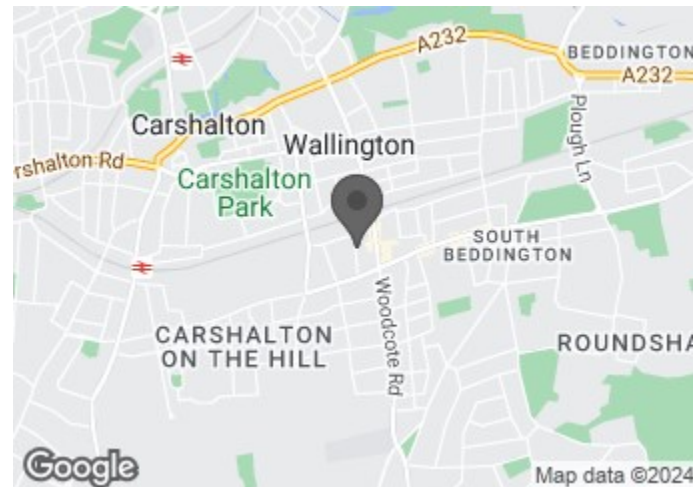
43 ELLES HOUSE SHOTFIELD, WALLINGTON, SM6 0BL



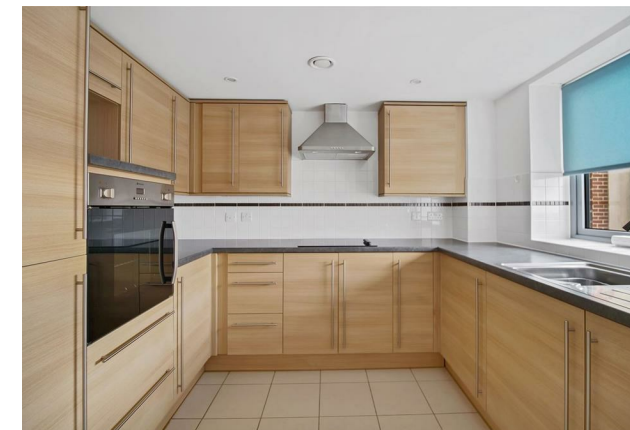
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 695 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 695 SQ FT / 65 SQM	Elles House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 08/01/24
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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A beautifully presented and spacious third floor apartment comprising, modern fully fitted kitchen, spacious living room opening to a juliet balcony with westerly views, double bedroom with walk-in wardrobe and a wet room style shower room.

ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SHOTFIELD, WALLINGTON

1 BED | £270,000

SUMMARY

Elles House was purpose built for retirement living designed and built by McCarthy & Stone. The development consists of one and two-bedroom retirement apartments for the over 70s. There is an Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and bathroom. The apartment features a modern fully fitted kitchen, spacious living room with a juliet balcony and westerly aspect, double bedroom featuring a large walk-in wardrobe, separate shower room and all principle windows facing west. The development includes a communal lounge, table service restaurant, laundry room, mobility scooter store with charging points and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the Estate Manager for availability.

Elles House is located one street back from Wallington High Street with an abundance of bus routes providing links to Sutton, Banstead Village, Carshalton, Croydon and beyond. The main line railway station is located at the bottom of the High Street. Local shops include two Sainsbury's, bakers, butchers, boutiques, restaurants and bars. It is a condition of purchase that all residents must meet the age requirements of 70 years.

ENTRANCE HALL

Front door with spy hole and letter box leads to the large entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A beautifully presented and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a glazed juliet balcony with a westerly aspect and far reaching views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Modern fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in electric oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, tiled splash backs and under pelmet lighting. Electronically operated window.

BEDROOM

A double bedroom of excellent proportions benefitting from a large walk-in wardrobe housing shelving and hanging rails. Ceiling lights, raised electric sockets, TV and phone point and double glazed window with distant views.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access walk in shower with thermostatically controlled shower unit. Low level WC, vanity unit with wash basin and mirror above, extractor fan and chrome ladder style heater.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Domestic Assistance (to help you with jobs like dusting, vacuuming or changing the bed (60 minutes per week is included in your service charge).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager and 24 hour staffing plus the kitchen and restaurant staff. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,411.79 per annum (for financial year ending 30/09/24)

LEASEHOLD

Lease 125 Years from June 2014
Ground Rent: £435 per annum
Ground rent review date: June 2029

CAR PARKING

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

