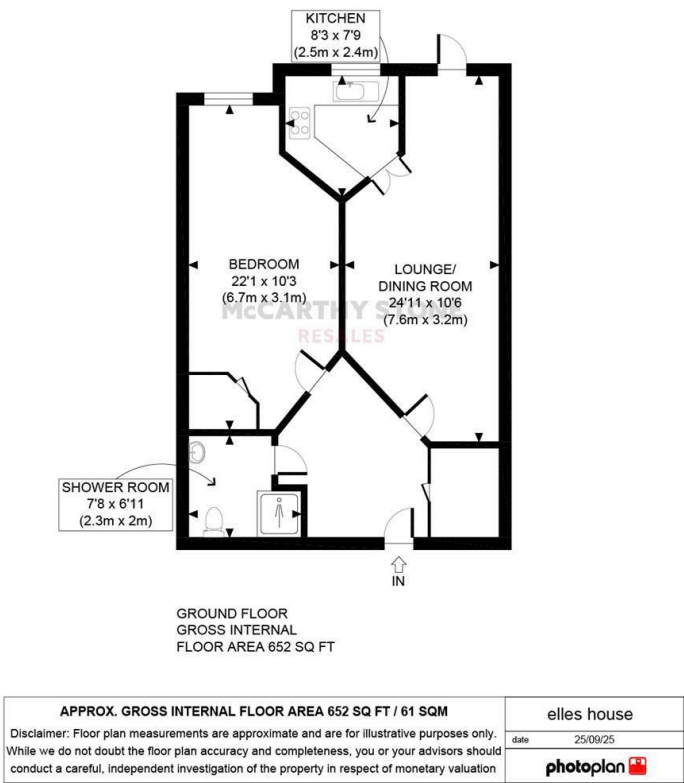


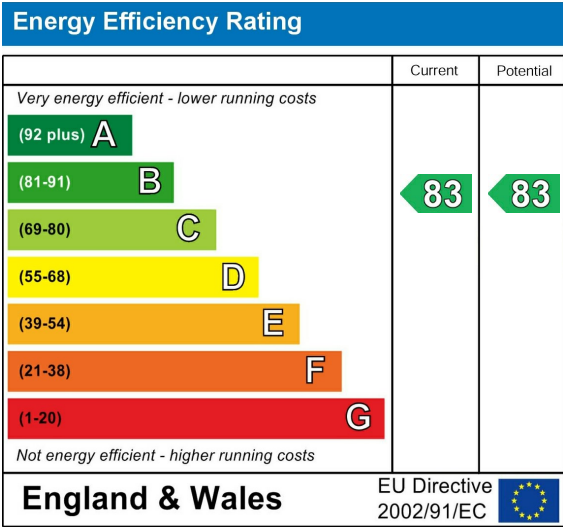
55 Elles House

Shotfield, Wallington, SM6 0BL

PRICE  
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £250,000 Leasehold

DO NOT MISS this amazing OPPORTUNITY to purchase this GOOD SIZED GROUND FLOOR APARTMENT with PRIVATE PATIO. With a modern FULLY FITTED KITCHEN, SPACIOUS LIVING ROOM and with a good sized DOUBLE BEDROOM with WALK-IN WARDROBE. This property also benefits from a WET ROOM style shower room. This is a sought after RETIREMENT LIVING PLUS development close to Wallington High Street and all local amenities.

Call us on 0345 556 4104 to find out more.

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# Shotfield, Wallington, SM6 0BL

1 Bed | £250,000



### Summary

Elles House was purpose built by McCarthy & Stone for retirement living. 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 bathroom. The apartment features a large fully fitted kitchen, spacious lounge, one bedroom and a separate shower room. The development includes a Homeowners' lounge, Restaurant, Laundry room, Mobility scooter park 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. Opposite the development there is a GP surgery and Chemist as well as a Library. Local shops include two Sainsbury's, Boots, Tesco, two opticians, bakers, butchers, cafes and various boutiques.

It is a condition of purchase that all residents must meet the age requirements of 70 years.

### Entrance Hall

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

### Living Room

Spacious lounge with space for a small dining table and chairs, with a double glazed patio door leading to a private patio area overlooking the communal gardens. 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

Fully fitted kitchen with tiled floor and 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. Dishwasher. Fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom

A good sized double bedroom benefiting from a walk-in wardrobe housing shelving and hanging rails. The bedroom has a floor to ceiling window allowing in plenty of natural daylight. Ceiling lights, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of a level access walk in thermostatically controlled shower and support rails. Low level WC, vanity unit with wash basin and mono lever tap, mirror above. Chrome ladder style towel warmer.

### 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

Annual Service Charge £11,102.16 for financial year ending 1st October 2026. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

Lease 125 Years from 1st June 2014  
Ground rent £435 per annum  
Ground rent review: 1st June 2029

### Additional Information & Services

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

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

### Car Parking permit scheme subject to availability

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.

