

# Butlers

thoughtful estate agency



Shotfield  
Wallington, SM6 0BL

Guide price £195,000

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# Shotfield

Wallington, SM6 0BL

Located in one of the most premium and sought-after retirement developments in not just Wallington but Surrey, this second-floor, lift serviced apartment is in fantastic condition and is perfect for modern social living for the over 70's. Location wise, you are positioned on a quiet road, yet on the doorstep of a huge number of local shops, medical center's, recreational clubs, theaters and excellent transport links getting you into the city in around half an hour.

Having been built around 7 years ago, the property is in excellent condition and represents fantastic value when compared to the original sales price. Inside the apartment, the southerly facing lounge/diner is larger than you would expect, being incredibly light and airy with large windows leading to a Juliett balcony. Being in the center of town, the space is perfect for you to people-watch, relax, and even have family over.

Adjacent to the lounge, is a modern kitchen with all the space and appliances you could ever need, in case you fancy cooking for yourself. When it's time to catch up on some sleep, there is a generous double bedroom, which has a large integrated wardrobe. Finishing off the internal accommodation is a lovely shower room - that has the space for wheelchair access - serving the apartment, along with additional storage offered in the hallway cupboard.

Outside, well-kept communal grounds wrap around the block and provide a private place for you to relax in. Inside the building for the residents, there are also communal lounges, restaurant and a function room, laundry room and secure room to store and charge an electric buggy.

Along with the huge additional benefit of an on-site 24-hour house manager, in our opinion this apartment truly represents the best value currently available to buy in Elles House.





## SECOND FLOOR

Hallway

Living/Dining Room  
24'9 x 7'1 (7.54m x 2.16m)

Kitchen  
10'5 x 7'10 approx (3.18m x 2.39m approx)

Bedroom  
17'2 x 10'5 (5.23m x 3.18m)

Shower Room  
9'1 x 7' (2.77m x 2.13m)



## INSIDE DEVELOPMENT

Residents Lounge

Residents Restuarant

Function Room

Laundry Room

Buggy Room

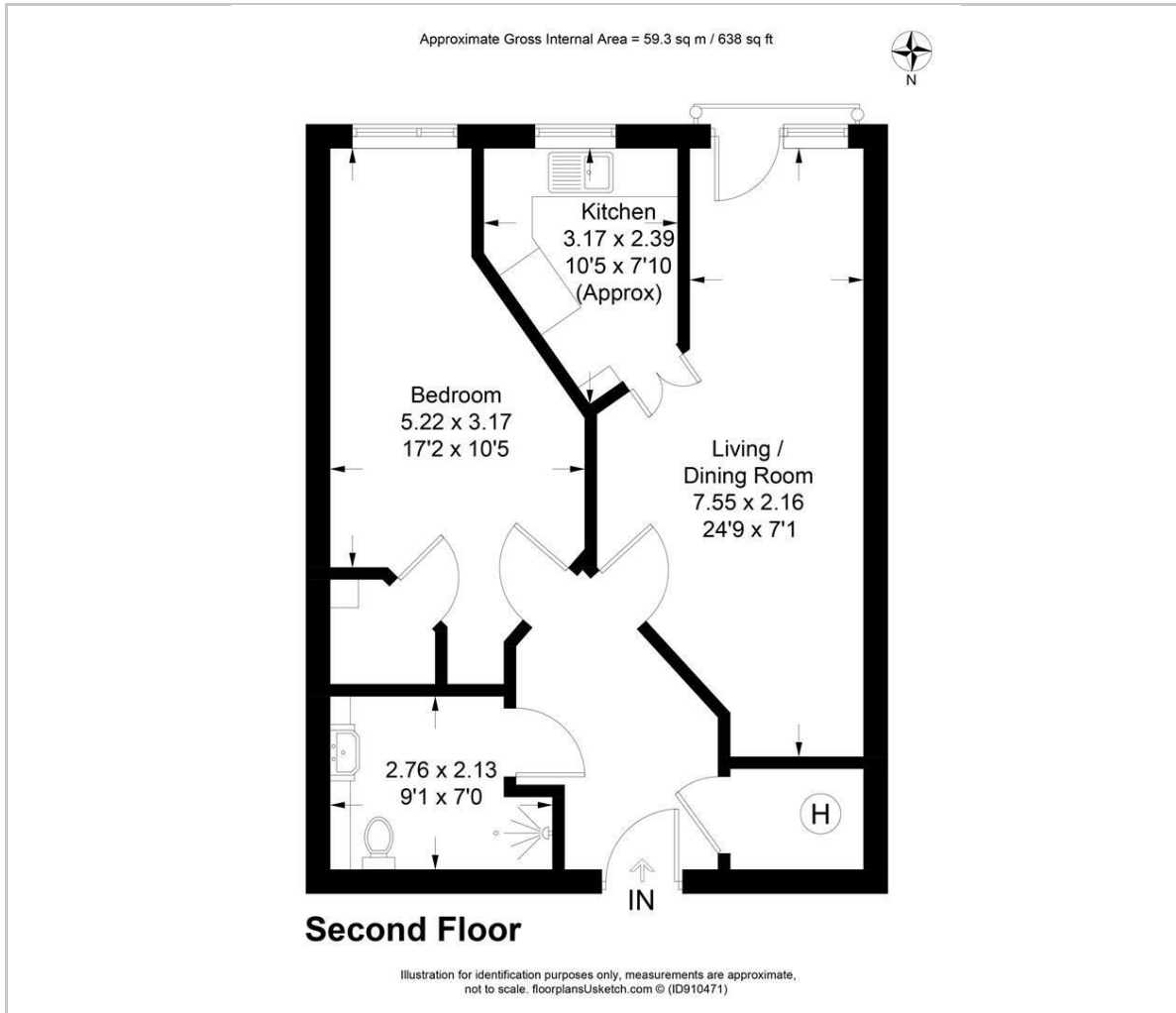
## OUTSIDE

Communal Gardens

Parking (permit based for residents)



## Floor Plan



## Viewing

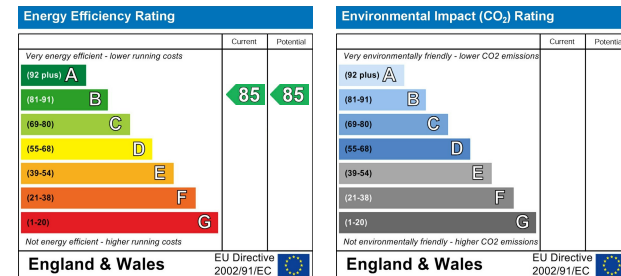
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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