



Woodcote Green

Wallington, SM6 9NN

Asking price £325,000

No chain & share of freehold!

Set within a small, modern development, this beautifully presented two-bedroom top floor apartment is an ideal first-time purchase or a superb buy-to-let investment.

The property is finished to a high standard throughout with a contemporary aesthetic that's ready to move into.

The dual-aspect living/dining room is flooded with natural light and offers clearly defined lounge and dining areas. It features elegant oak flooring, a striking galleried staircase, and comes pre-installed with Sky Q for added convenience.

The stylish kitchen stands out with a unique monochrome design, boasting high-gloss black and white units, under-cabinet lighting, and roll-top work surfaces. All appliances are high-quality, fully integrated AEG models—including a gas hob with chrome extractor hood, dishwasher, washing machine, and a fridge with separate freezer.

The spacious master bedroom enjoys fabulous dual-aspect views over Woodcote Green, fitted wardrobes, and its own air conditioning unit. It's decorated in a fresh, modern white theme. The second double bedroom overlooks the rear garden and benefits from high ceilings, a vertical radiator, and additional storage potential.

The sleek, fully tiled shower room features a bespoke double shower with a mains-powered fixture, a cistern-concealed WC, recessed basin with electric shaver point, and a heated towel rail—designed with both comfort and practicality in mind.

- New lease - 176 Years
- Excellent buy to let investment
- Ideal first time buy
- Convenient location
- Tremendously bright interior
- Modern & stylish throughout
- Fully equipped bespoke kitchen
- Luxury fully tiled shower room
- Private allocated parking
- Electric car charging point

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.



2



1

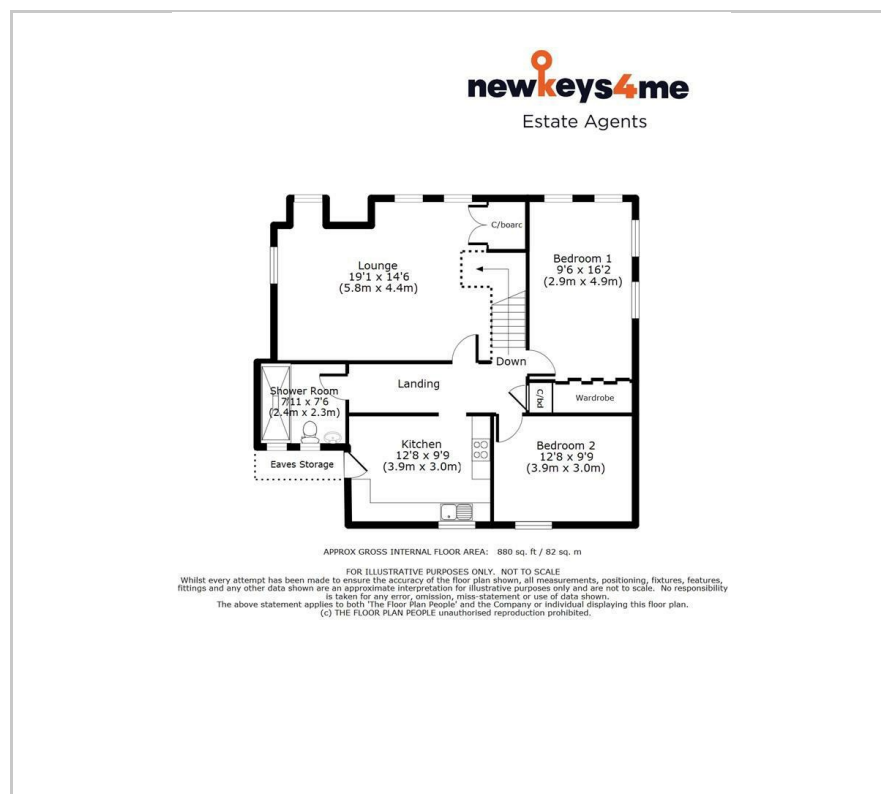


1

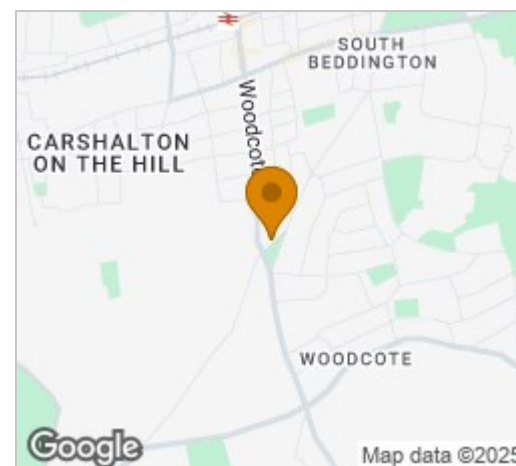


C


Floor Plan




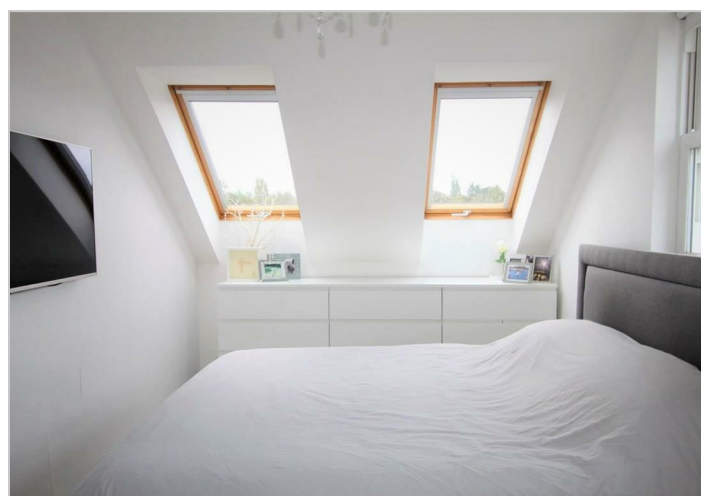
Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|--------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive |  |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Head office, Kemp House, 152-160 City Road, London, EC1V 2NX
Tel: 02086439490 Email: enquiries@newkeys4me.com <https://www.newkeys4me.com>