



KINGS COURT, BEDDINGTON GARDENS  
WALLINGTON, SURREY, SM6 0HR



Rayners are delighted to present to the market this modern and well appointed apartment, situated on the third floor of a purpose built block, located just off Wallington High Street.

Accommodation includes a contemporary fitted kitchen with integrated appliances, a modern bathroom with white suite and shower over the bath, lounge and two double bedrooms. There is a good amount of storage at the property with fitted wardrobes in the main bedroom and cupboards in the hallway.

The block is serviced by a lift and stairs.

Viewing is highly recommended.

**Tenure: Leasehold**

**Lease Length:** Please note the sellers are arranging for the lease to be extended through solicitors as part of the sale.

The term of the new lease will be 990 years and the ground rent will reduce to £nil. This will need to be verified through solicitors at the point of offer

**Current charges are:**

**Ground Rent £22 per annum** charged quarterly in advance

**Service charge: Approx £1532 per annum** payable quarterly in advance

Insurance is payable each April

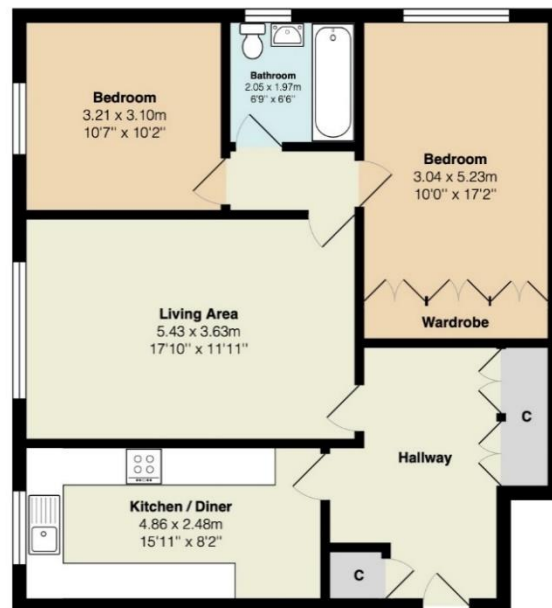
**Local Authority: Sutton Council**

**EPC Rating: C**

**Council Tax Band: C**

This information has been provided by the seller and will need to be verified through solicitors.

13 Kings Court



Total Area: 80.5 m<sup>2</sup> ... 867 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

01883 622 258

enquiries@raynersproperties.com

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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