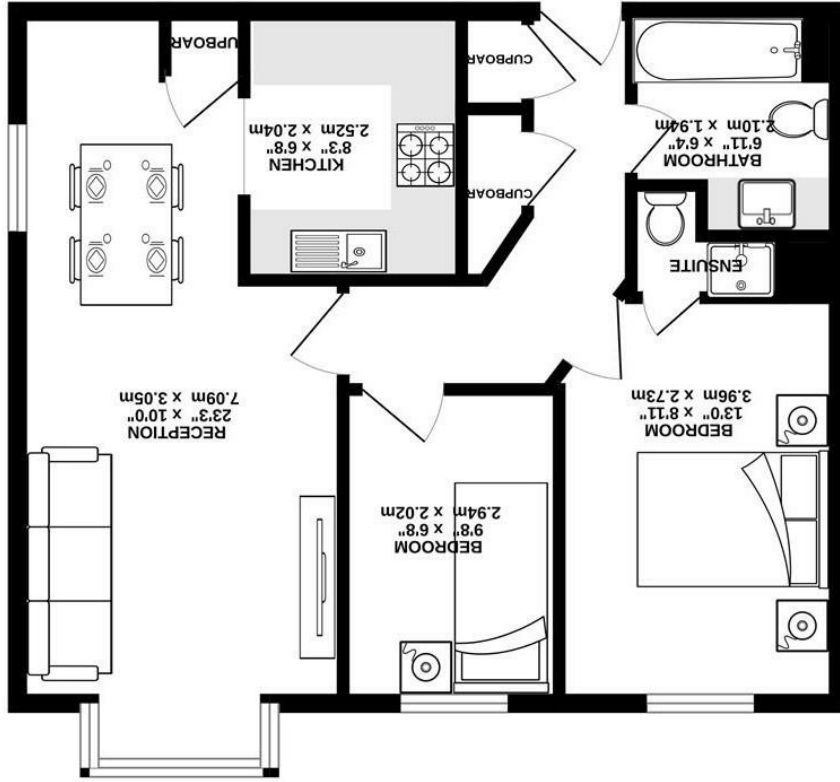


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, wall thicknesses and other items are approximate and no responsibility is taken for any errors. All items, wall thicknesses, doors and other items are approximate and no responsibility is taken for any errors. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Plans made with AutoCAD 2007.



**GROUND FLOOR**  
 543 sq. ft. (50.5 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS







## Magnolia Court Parkgate Road

Wallington, SM6 0AU

£300,000

Silverman Black are pleased to present to market this spacious, two bedroom, ground floor apartment with 96 years remaining on the lease. The flat is perfectly situated, located under half a mile from both Wallington and Carshalton's respective High Streets and under 10 minute walk from Wallington BR Station, while Carshalton BR Station is less than a mile away. Internally the apartment boasts a 21 foot long living/dining room with dual aspect windows, a good sized kitchen with lots of cupboard space, a large master bedroom with en-suite shower room, a generous single bedroom, family bathroom and plenty of storage cupboards. Externally the flat has allocated, undercroft, off street parking and communal gardens for shared usage with the other residents. Other benefits include double glazing, entry-com system and visitors parking. Local amenities within 0.5 miles include Wallington Sainsbury's, Lidl, Westcroft Leisure Centre, Carshalton Park and The Grove park. In regards to local education facilities All Saints Primary, St Mary's, St Philomena's and Wallington County Grammar School are all within a mile of the property. Ideal for First Time Buyers, Investors or those looking to downsize and to be sold Chain Free. Call the office today, to book your appointment!

- Well situated two bedroom, ground floor apartment, sold with no onward chain.
- Spacious living/dining room with large bay window and dual aspect windows
- Large master bedroom with en-suite and generous single bedroom
- Easy access to Carshalton and Wallington High Streets, local schools and BR Stations
- Large and well maintained communal gardens, entry-com system and Double Glazing
- Council Tax - Band "C"
- EPC Rating - Current "C" / Potential "B" (78/82)
- Call the office today to book your appointment today!

