





Flat 9 1, Primrose Close

Wallington, SM6 7HJ

Offers Over £250,000

Silverman Black is delighted to offer this good size two bedroom top floor apartment located on a popular and sought after private development less than 10 minutes walk from Hackbridge BR station and shopping facilities. Being sold vacant and with no onwads chain, the accommodation comprises a good size entrance hall with two deep storage cupboards, access to a substantial loft space (for storage only), a large living room which leads through to the kitchen facility, two genuine double bedrooms and a bathroom. The property does, in truth, require a programme of modernisation and updating - but is priced accordingly to attract first time buyers or investors, as these apartments do readily rent out. Externally, there are well maintained communal gardens surrounding the block and there is one allocated parking space located directly to the rear. The apartment comes with a lease term of 114 years remaining (150 years from January 1990) and an EPC rating of "C" (72/78). In terms of local facilities, Hackbridge Village centre is approx 400 yards away affording a good range of stores including a large new Lidl supermarket, whilst Hackbridge BR station (Zone 4) is less than 10 minutes walk away providing regular fast trains to London Victoria (via Clapham Junction) in about 25 minutes. In addition there are fast Thameslink trains to London Bridge and The City - perfect for commuters. The "green spaces" of Beddington Park - 58 hectares of open parkland, water features and lovely woodland walks - is just over half a mile away. Also there are Bus services to Purley, Croydon and Morden run from directly outside the development, whilst there is access to the Wimbledon - Beckenham tram line (via East Croydon and Bromley) only a mile away at Mitcham Junction. Call us today to book your appointment to view.



- A well-proportioned two bedroom top floor apartment located on the popular "Flower" Estate in Hackbridge
- Vacant possession with no onward chain
- Accommodation comprises - entrance hall, living room, kitchen, two double bedrooms, bathroom
- Well maintained communal gardens surrounding, one allocated parking space, access to a large loft space (for storage only)
- In need of some updating and refurbishment but "priced to sell"
- Leasehold - 114 years left remaining on the lease term, Council Tax Band "C"; EPC Rating "C" (72/78)
- 10 minutes walk from Hackbridge BR station (Zone 4) which provides frequent fast trains to London Victoria, London Bridge and The City
- Excellent shopping facilities including a new Lidl supermarket within the village centre
- 1 mile from Mitcham Junction station which affords access to the Wimbledon - Beckenham Tram network
- Viewing highly recommended - so call today to book your appointment

