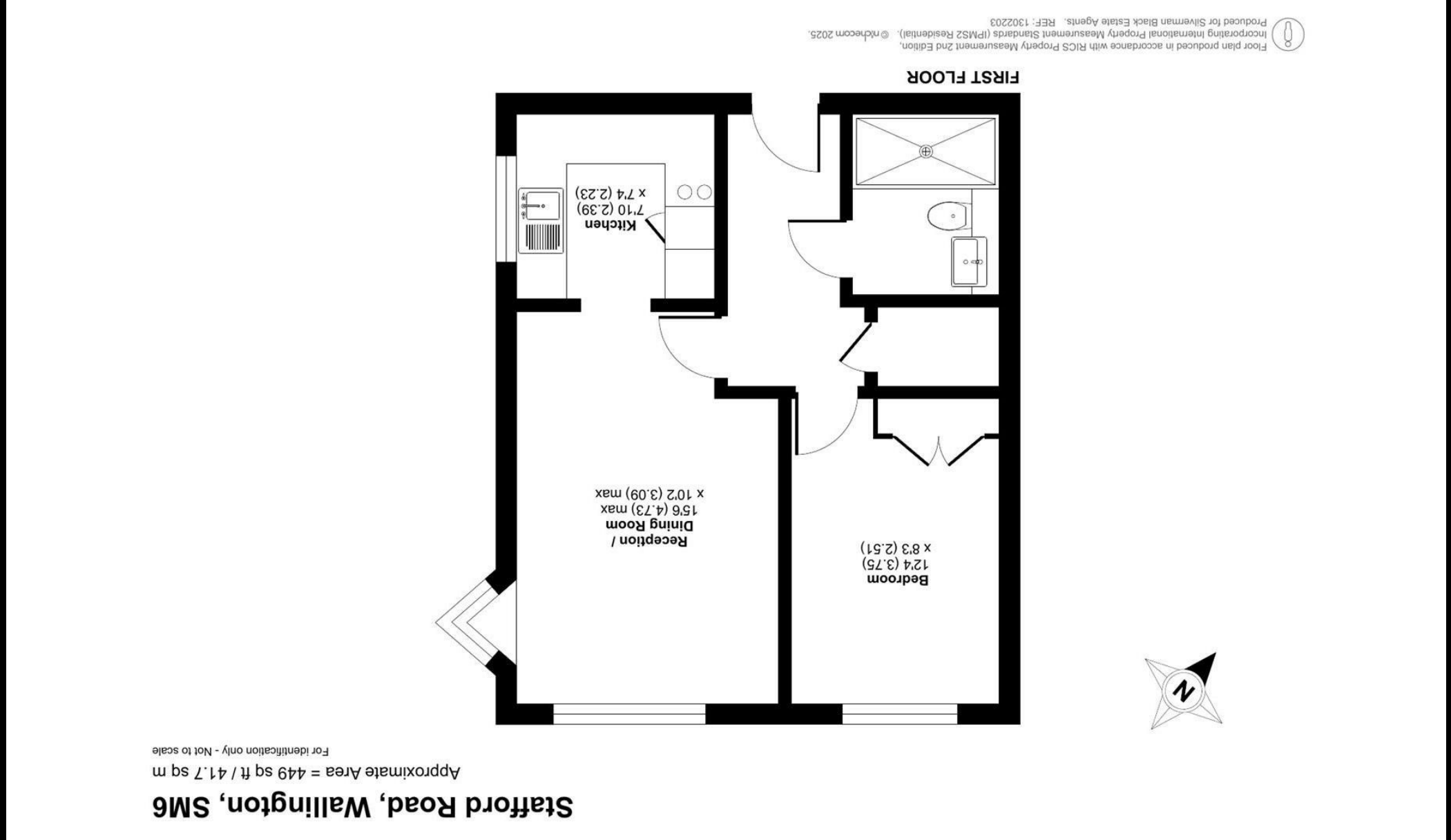






17 Ashby Grange Stafford Road

Wallington, SM6 9BE

Price Guide £139,950

Silverman Black is delighted to offer this well-presented and recently refurbished one bedroom first floor retirement apartment located in a small private development right in the heart of Wallington. Ashby Grange was built in 1989 and is a well regarded development for just 29 one & two bedroom individual apartments, exclusively for residents over 60 years of age. The complex affords both a large resident's lounge and a sunny south-facing conservatory, which affords access to the manicured gardens to the rear, together with lift services to all floors, parking, non-resident Management services and a 24 hour Careline alarm system. The flat itself comprises a good size entrance hall with a deep storage cupboard, a generously proportioned dual-aspect living room with views over the gardens, a good size double bedroom, a recently refitted integrated kitchen and a new luxury shower room. The property has been recently redecorated and had new floor coverings and new efficient electric radiators fitted. The property is being sold vacant and with no onward chain - so is ready for immediate occupation. Viewing of this exceptional retirement apartment is highly recommended - so call today to book your appointment to visit.

The Ashby Grange development is located only about 150 yards from the Stafford Road lights in Wallington Town centre - so affords excellent access to the large Sainsbury's supermarket at this junction and the rest of the local shopping and restaurant facilities. Wallington BR station is approximately half a mile distant and easily accessed via the network of bus services available right on the doorstep - which also run through to Morden, Sutton & Purley.



- A recently refurbished one bedroom first floor retirement apartment located in the ever popular Ashby Grange development, close to the heart of Wallington
- The apartment comprises a good size entrance hall with deep storage cupboard, a bright dual-aspect living room, a recently refitted integrated kitchen, a double bedroom with fitted furniture and an almost new luxury shower room
- Electric radiator heating, lifts to all residential floors, large communal lounge area with a kitchenette and conservatory, south facing gardens, parking
- Non resident management team, 24 hour Careline alarm system
- Exclusively for clients over 60 years of age, 88 years remaining on the current lease term
- Council Tax Band D, EPC rating "C"
- Vacant Possession with no on ward chain
- Located about 150 yards from Sainsburys at the top of Wallington High Street, c 0.5 miles to Wallington BR station
- Viewing highly recommended - so call today to book your appointment.

