

**FOR SALE**

**Martin & Co**

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**Thread Street, Hackbridge/Wallington, SM6**  
**Asking Price of £230,000 LH**

**MARTIN&CO**



- NEW BUILD 2018 MODERN 1 BEDROOM FLAT
- 3RD FLOOR (TOP) WITH LIFT & STAIR ACCESS
- LIVING ROOM & OPEN PLAN MODERN KITCHEN
- 35FT BALCONY WITH DUAL ACCESS
- DOUBLE BEDROOM
- MODERN LUXURY BATHROOM
- LONG LEASE 141 YEARS REMAINING
- CLOSE TO HACKBRIDGE MAINLINE STATION
- LIFT ACCESS & VIDEO ENTRY PHONE SECURITY
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED

The light & bright 3rd floor (top) modern 1 bedroom apartment within the popular New Mill Quarter development, close to Hackbridge Mainline Station & local Lidl Store. Communal entrance with video entryphone security, lift & stairs to access the apartment and use of well kept communal grounds/play area on site. Wide entrance hall, living room with a modern open plan fitted kitchen on one side, with double doors to a private 35 ft long balcony, also accessible from the bedroom. Modern luxury fitted bathroom, direct metered heating & hot water utility cupboard and windows on both sides, for a sunny aspect. Keys Held. Sole Agent. EPC Band C. Council Tax Band C = £2,017.53 PA.

Agents Note: No allocated parking. Visitor booklet permits available to purchase.



## Martin & Co Sutton

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision