

HUNTERS[®]

HERE TO GET *you* THERE



Maldon Road, Wallington

£287,500



SHARE OF FREEHOLD & NO ONWARD CHAIN! Welcome to this fantastic second (top) floor purpose built flat which boasts a spacious living room and two generously sized bedrooms. There is plenty of space for a growing family or for guests to stay over comfortably.

The property features a garage, providing ample storage space for your belongings or your vehicle. One of the standout features of this property is its long lease with a share of freehold, offering security and peace of mind to the new owners. This is a rare find and adds great value to the property.

Situated close to the town and station, this flat offers easy access to local amenities and excellent transport links, making it ideal for those who value convenience and connectivity.



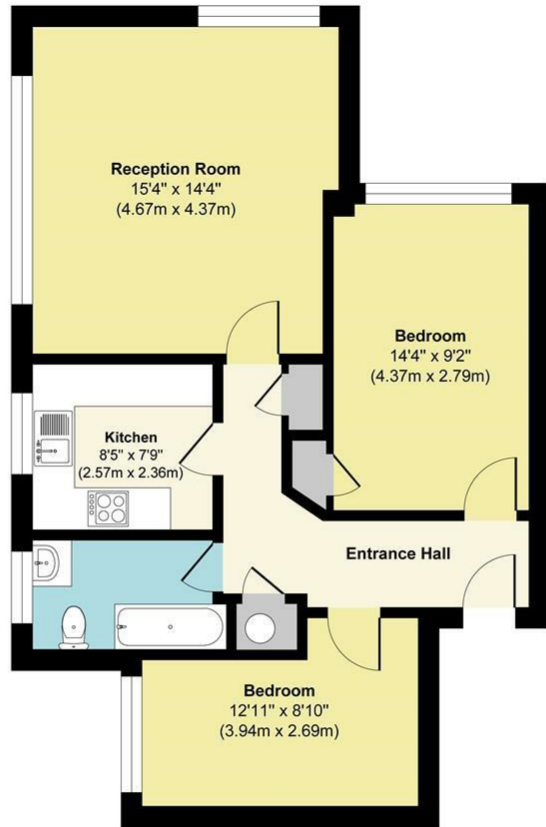
KEY FEATURES

- SHARE OF FREEHOLD
- DOUBLE GLAZING
- NIGHT STORAGE HEATING
 - OWN GARAGE
- 15'4 x 14'4 LIVING ROOM
- TWO DOUBLE BEDROOMS
- WELL KEPT COMMUNAL GARDENS
 - NO ONWARD CHAIN







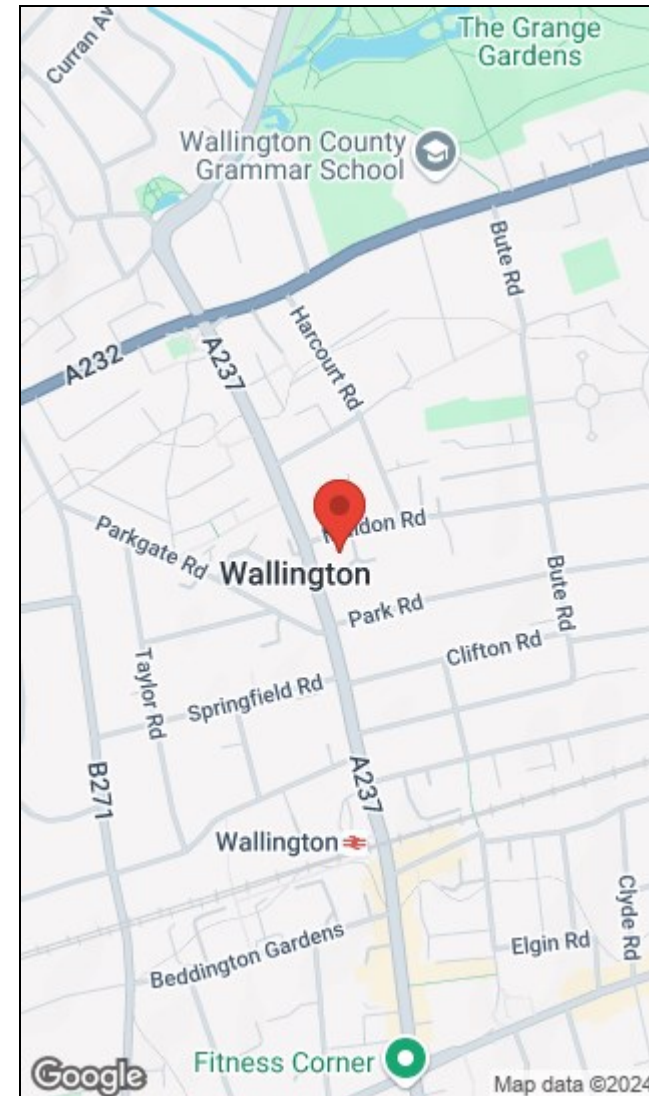


Third Floor

Approx. Gross Internal Floor Area 690 sq. ft / 64.10 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74		
	42		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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