



Harpers & Co

Church Walk, Wilmington



Church Walk

Wilmington

2 BEDROOM 2 BATHROOM | ALLOCATED PARKING FOR ONE VEHICLE | OPEN PLAN KITCHEN/LIVING ROOM | EN SUITE | 106 YEARS LEASE | GREAT CATCHMENT AREA FOR SECONDARY/GRAMMAR SCHOOLS | ACCESS TO BOTH THE A2 AND M25 | IDEAL FOR FIRST TIME BUYERS | GATED COMPLEX | LANDSCAPED GARDENS & VISITOR PARKING

IMMACULATE 2 BEDROOM APARTMENT WITH PARKING

*****IMMACULATE***** 2 Bedroom first floor flat OIRO £350,000 set in landscaped gardens and behind electric gates in a favoured location.

Harper & Co are delighted to offer this perfectly placed first floor flat which is immaculate in presentation and would suit a young first time buyer or couple wanting a pied a terre. Located in a quiet and popular development, with access to all popular local amenities including shops and sought after secondary and grammar schools.

The accommodation comprising of entrance hall, large kitchen/reception room, 2 double bedrooms, family bathroom and ensuite and walk in wardrobe to main bedroom. Additional benefits to note include double glazing throughout, gas central heating, allocated parking. The extensive landscaped grounds have visitors parking and BBQ areas.

Viewing is highly recommended through Award Winning Agents Harper and Co.



Entrance hall

Laminate flooring, spotlights, skirting, multiple power points, intercom system, radiator.

Kitchen/Reception Room 21' 4" x 12' 8" (6.5m x 3.87m)

Wood effect laminate flooring throughout, skirting boards, coving, spotlights. 4 UPVC double glazed windows to rear with venetian blinds. 2 radiators with TRV valve. Wooden floor and wall units. Wall tiles for kitchen surrounds. 1.5 stainless steel sink with drainer. Stainless steel oven with grill and stainless steel gas hob, black worktop. Multiple plug sockets. 2 wall lights in living area.

Bedroom 1 12' 0" x 10' 4" (3.65m x 3.15m)

Carpet throughout, skirting board, coving, ceiling pendant. 2 UPVS double glazed windows to rear with roller blinds. One radiator. Walk in wardrobe.

En-suite

Lino throughout, wall tiles half way. Coving. One large UPVC double glazed window with opaque glass and venetian blind. Low level w/c with built in cistern and built in cupboard surrounds both floor and wall. Built in white porcelain basin with chrome mixer tap. Charging point.

Bedroom 2 12' 8" x 9' 5" (3.85m x 2.87m)

Carpet throughout, skirting, coving, ceiling pendant light. One UPVC double glazed window with roller blind.

Bathroom

Lino flooring, coving. Floor to ceiling wall tiles to side of bath, half wall tiles for the remaining wall. Low level w/c, push button flush with built in cistern and built in cupboard surround, both floor and wall units with over head built in vanity lights. Built in white porcelain basin with chrome mixer tap. Built in shaver point. White porcelain bath with side panel, chrome mixer tap, with shower head attached to wall. Chrome hand rail to side of bath.

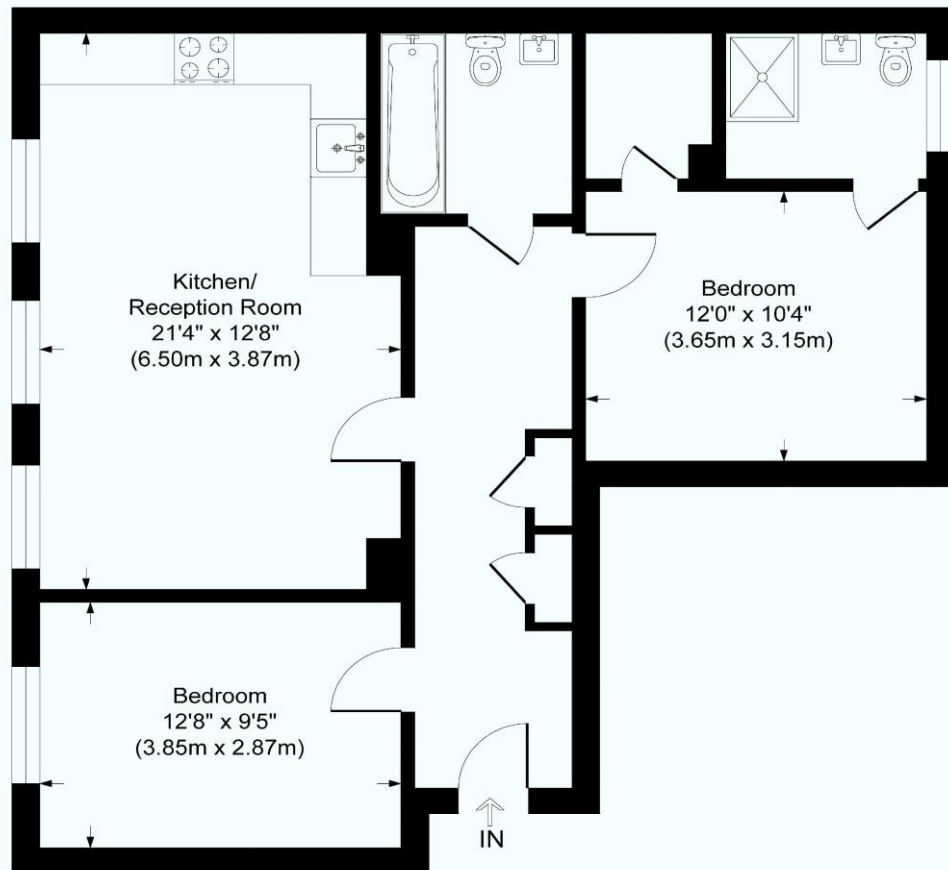
Parking

Allocated parking space.

Communal grounds

Visitors parking spaces, landscaped gardens.





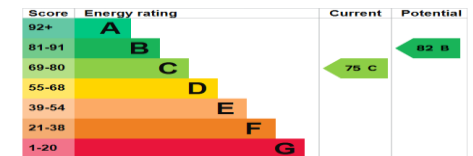
Second Floor



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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