Flat 2, 30 Onslow Gardens, Wallington, Surrey, SM6 9QN

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Offers over £160,000

Cromwells
ESTATE AGENTS

30 Onslow Gardens

Wallington, SM6 9QN

Cromwells Wallington are pleased to offer this well presented ground floor one bedroom retirement flat, situated in a popular tree lined residential road in Wallington. The property has been recently renovated and redecorated throughout with a new modern kitchen and bathroom providing an immaculately presented home ready to move straight into!

There is easy access to all shops, amenities and transport links. with Wallington High Street and all the facilities it has to offer only a short walk away. The flat is set in a lovely small development with a pretty communal garden to the rear and residents parking on a first come, first served basis.

Accommodation

Security phone entry system, double glazed door leading into communal hallway . Front door into

Entrance Hall

Security phone entry system, built-in storage cupboard.

Bedroom

Built in wardrobes, Eco plus smart electric radiator, double glazed window to front aspect, fitted carpet .

Shower Room

Modern three-piece suite comprising of walk-in shower cubicle, electric shower, vanity wash handbasin with chrome taps and storage below, WC, extractor fan, part tiled walls, vinyl flooring .

Open plan Living Dining Room and Kitchen

Kitchen Area
Range of modern white gloss fitted kitchen units and drawers, wood worktop, inset ceramic sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for under counter fridge, freezer, washing machine, and tumble dryer, tiled splashback, double glazed window to side aspect, vinyl floor, built-in storage cupboard

Living Dining Area
Eco plus smart electric radiator, fitted carpet, double glazed window to front aspect .

Outside

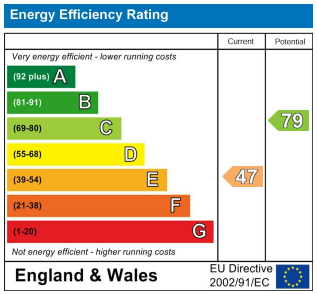
Residents Parking on a first come first served basis
Well kept communal garden and grounds.

ROOM MEASUREMENTS

Living Dining Room - 16'2 x 10'6 (4.93m x 3.20m)
Kitchen - 11'3 x 4'8 (3.43m x 1.42m)
Bedroom - 12'6 x 9'2 (3.81m x 2.80m)

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Viewing

Please contact our Cromwells Office on
0208 647 4422
if you wish to arrange a viewing
appointment for this
property or require further information.

Additional Information

Owner moving to a retirement property nearer son.
Women must be 60 or over and men must be 65 or over. They won't accept if only one app is over state pension age. Both must qualify as over legal state pension age.
Property has been fully refurbished with new kitchen and bathroom a couple of years ago.
New heaters, painted etc
Lease was also renewed now 142 yrs
Service charges £565.00 - in addition, there are variable costs which are charged on an ad-hoc basis. These include maintenance of common parts, gardening, window cleaning and insurance. This normally runs to around £1200 per annum.
Ground rent -£60 per annum, rising to £90 in 2028, rising to £120 in 2053 and reducing to a peppercorn in 2077
Council Tax B
Residents parking at the back - unallocated so first come, first served

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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