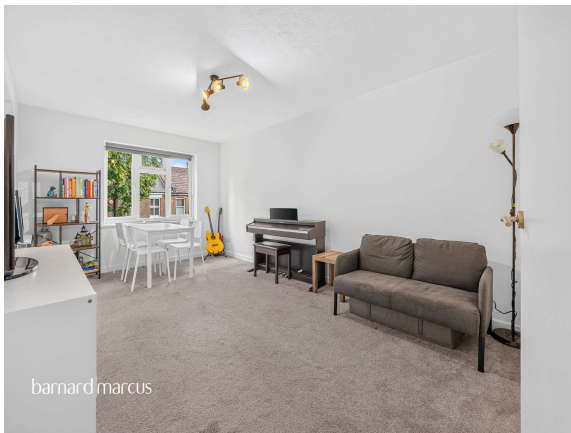


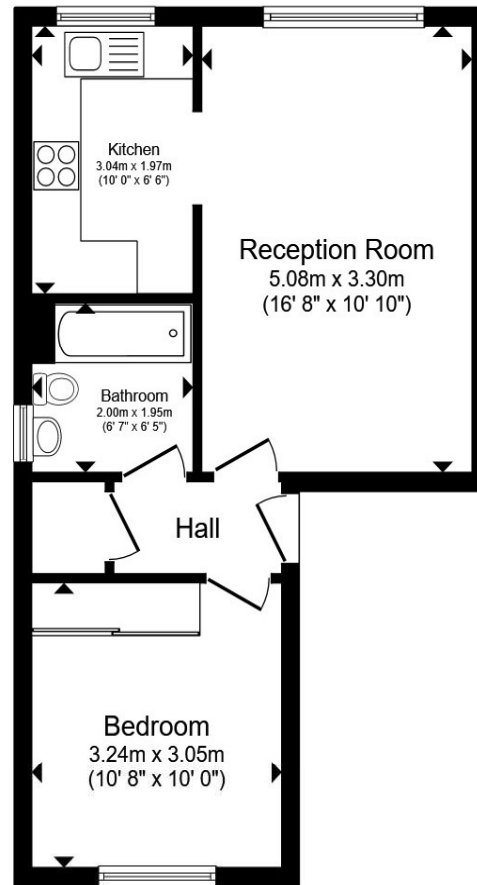


Ross Road, Wallington SM6 8QP

welcome to
Ross Road, WALLINGTON

Nestled within a sought-after residential road, this beautifully presented one-bedroom first floor apartment offers an exceptional opportunity for first-time buyers, professionals, and investors alike.





First Floor

Total floor area 41.0 m² (441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Nestled within a sought-after residential road, this beautifully presented one-bedroom first floor apartment offers an exceptional opportunity for first-time buyers, professionals, and investors alike.

Forming part of an exclusive block of just four apartments, the property further benefits from having no neighbouring property above, providing a greater sense of privacy and peace.

Finished to a high standard and maintained in excellent condition throughout, the apartment boasts a bright and welcoming living space, a well-appointed kitchen, a generous double bedroom, and a contemporary bathroom. The well-proportioned accommodation provides a stylish and comfortable home ready to move straight into.

Perfectly positioned for convenience, the apartment is just a short stroll from Wallington Train Station, offering excellent connections into Central London, making it an ideal choice for commuters. A variety of local shops, cafés, restaurants, and amenities are also within easy reach.

Combining a desirable location with well-presented accommodation, this charming apartment represents a fantastic opportunity to secure a home in one of Wallington's most convenient settings.



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ross Road, WALLINGTON

- ONE BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GENEROUS DOUBLE BEDROOM
- NO CHAIN
- SHORT WALK TO WALLINGTON TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Oct 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106705



Property Ref:
WLG106705 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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