



Manor Road, Wallington SM6 0DW

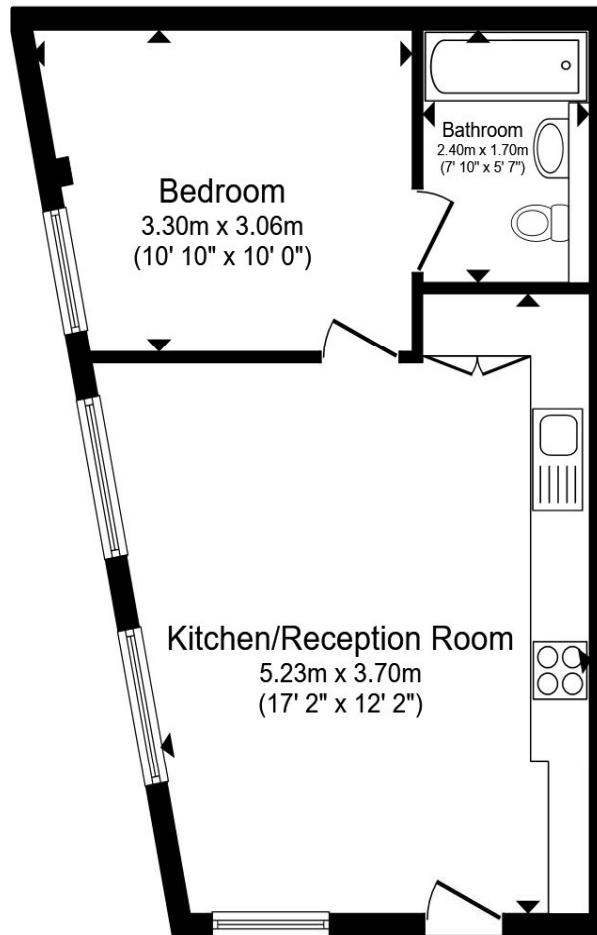
welcome to
Manor Road, Wallington

Situated in a highly convenient location on the ever-popular Manor Road, this beautifully presented one-bedroom ground floor maisonette offers spacious and modern accommodation, ideal for first-time buyers, downsizers, or investors alike.

The property is presented in excellent condition throughout and benefits from a bright and welcoming living room, a well-appointed fitted kitchen, a generous double bedroom with en-suite facilities, and stylish décor throughout. The layout provides comfortable and practical living space, ready for immediate occupation.

A particular highlight is the property's superb location, being within easy walking distance of Wallington train station, providing excellent links into Central London and surrounding areas. Wallington High Street, with its array of shops, cafés, restaurants, and local amenities, is also conveniently close by. Further benefits include double glazing, gas central heating, and a ground floor position offering ease of access.





Agent's Note

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

Total floor area 40.8 m² (440 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



welcome to

Manor Road, Wallington

- ONE BEDROOM GROUND FLOOR MAISONETTE
- PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- DOUBLE BEDROOM WITH ENSUITE
- 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. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106663



Property Ref:
WLG106663 - 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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